

PLANNING BOARD  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
TUESDAY, JANUARY 31, 2023

6:30 p.m.

Remote Meeting  
Cambridge, Massachusetts

Mary T. Flynn, Chair  
Catherine Preston Connolly, Vice  
Chair Louis J. Bacci, Jr.  
Steven A. Cohen  
Hugh Russell  
Tom Sieniewicz  
Ashley Tan

Community Development Staff  
Jeff Roberts  
Swaathi Joseph  
Suzannah Bigolin  
Erik Thorkildsen



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

\* \* \* \* \*

(6:30 p.m.)

Sitting Members: Mary T. Flynn, Catherine Preston Connolly,  
Louis J. Bacci, Jr., Steven A. Cohen, Hugh  
Russell, Tom Sieniewicz, and Ashley Tan

MARY FLYNN: Good evening, everyone, and welcome  
to the January 31, 2023, meeting of the Cambridge Planning  
Board. My name is Mary Flynn, and I am the Chair.

This meeting is being held remotely in accordance  
with Chapter 107 of the Acts of 2022 signed into law on July  
16, 2022.

All Board members, applicants, and members of the  
public will state their names 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  
is being streamed live on the City of Cambridge online

1 meeting portal and on cable television Channel 22, within  
2 Cambridge. There will also be a transcript of the  
3 proceedings.

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

6 JEFF ROBERTS: Good evening, Mary. This is Jeff  
7 Roberts from Community Development. Louis Bacci, are you  
8 present, and is the meeting audible to you?

9 LOUIS J. BACCI, JR.: Present, and audible.

10 JEFF ROBERTS: Thank you, Lou. H Theodore Cohen,  
11 are you present, and is the meeting audible to you?

12 [Pause]

13 Ted is absent. Steven Cohen, are you present, and  
14 is the meeting audible to you?

15 STEVEN A. COHEN: Present, and audible.

16 JEFF ROBERTS: Thank you, Steve. Hugh Russell,  
17 are you present, and is the meeting audible to you?

18 HUGH RUSSELL: Present, and audible.

19 JEFF ROBERTS: Thank you, Hugh. Tom Sieniewicz,  
20 are you present, and is the meeting audible to you?

21 TOM SIENIEWICZ: Present, and audible.

22 JEFF ROBERTS: Thank you, Tom. Ashley Tan, are

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

2             ASHLEY TAN:   Present, and audible.

3             JEFF ROBERTS:   Thank you, Ashley.   Catherine  
4     Preston Connolly, are you present, and is the meeting  
5     audible to you?

6             CATHERINE PRESTON CONNOLLY:   Present, and audible.

7             JEFF ROBERTS:   Thank you, Catherine.   And Mary  
8     Flynn, are you present and is the meeting audible to you?

9             MARY FLYNN:   Present, and audible.

10            JEFF ROBERTS:   Thank you, Mary.   So that is seven  
11     Planning Board members present.

12            MARY FLYNN:   Great.   Thank you, Jeff.

13                           \* \* \* \* \*

14     (6:31 p.m.)

15     Sitting Members:   Catherine Preston Connolly, Mary T. Flynn,  
16                           Louis J. Bacci, Jr., Steven A. Cohen, Hugh  
17                           Russell, Tom Sieniewicz, and Ashley Tan

18            MARY FLYNN:   The first item is an Update from the  
19     Community Development Department, so I will turn it back to  
20     Jeff and ask him to also introduce Staff who are present at  
21     the meeting.   Jeff?

22            JEFF ROBERTS:   Thank you.   I will do that.   Again,

1 I'm Jeff Roberts, Director of Zoning and Development in the  
2 City. If we could switch over and turn on some cameras, so  
3 I can see who's here from Staff I'd like to do that.

4 So we have: So Swaathi Joseph is here from Zoning  
5 and Development, along with myself. We have Suzannah  
6 Bigolin and Erik Thorkildsen from the Urban Design team, and  
7 we have Adam Shulman from the Traffic, Parking and  
8 Transportation Department.

9 Thanks, everybody.

10 MARY FLYNN: Great.

11 JEFF ROBERTS: So I'll just -- on the update, I'm  
12 just going to try to be as brief as possible and look into  
13 the upcoming schedule of events.

14 Tonight, we do have a public hearing on a case,  
15 which will be followed by a General Business Item, which is  
16 for people who are here for that second item. That's the  
17 review of the Lechmere Canal Park Improvement. So hang  
18 tight for that. That will be after the public hearing.

19 On February 7 -- that's next week -- it will be  
20 the annual Planning Board's Town Gown meeting, which means  
21 that the institutions that are located in Cambridge --  
22 educational institutions: Harvard University, MIT, Lesley

1 University and the Holt International School of Business --  
2 will all be giving presentations on their annual Town Gown  
3 Reports, which you can review, they're available online.  
4 And there will be an opportunity for the Planning Board to  
5 discuss those. So that's February 7.

6 February 14, we also have a meeting planned. We  
7 do have a public hearing scheduled for a cannabis retail  
8 store proposal at 1730 Massachusetts Avenue. And there will  
9 be one item of General Business, which is a requested minor  
10 amendment to a previously granted PUD special permit, which  
11 is at 1 Leighton Street.

12 So that is all we have so far. We'll have more to  
13 come.

14 As for other items that might be of interest to  
15 the Planning Board, there are some discussions upcoming at  
16 the City Council related to Zoning matters on February 7.

17 Next Tuesday there will be a meeting before the  
18 Planning Board meeting about lab uses and discussion of  
19 regulation of commercial R&D, research and development uses  
20 in the city. That's a -- kind of a joint meeting of  
21 Neighborhood & Long-term Planning Committee and Economic  
22 Development Committee and maybe some others, so don't quiz

1 me on it.

2 On February 8, there will be a Housing Committee  
3 meeting to discuss some potential amendments to the  
4 Affordable Housing Overlay. That was something that was  
5 introduced by the City Council.

6 And then on Thursday next week, February 9 in the  
7 evening, there will be a meeting of the Alewife Zoning  
8 Working Group. So next week's going to be a busy week.

9 Also coming up at the Ordinance Committee of the  
10 City Council, on February 14 there will be another hearing.  
11 So it will be a follow-up hearing on the Suzanne Blier  
12 petition. This is the one that has to do with banks in  
13 Harvard Square. And that was one that the Planning Board  
14 gave a positive recommendation on.

15 The Ordinance Committee is continuing to discuss  
16 some issues, so that will continue on February 14.

17 On March 1, there will be a follow-up on the  
18 Patrick Barrett et al. Zoning Petition that has do with the  
19 area on Northern Massachusetts Avenue that's proposed to be  
20 rezoned. The Planning Board communicated a negative  
21 recommendation on that one. Again, it was held in Ordinance  
22 Committee so that they could discuss it a little bit



1 further.

2 That's all I have on the upcoming calendar for  
3 now, so I'm just going to turn it back over to the Chair.

4 MARY FLYNN: Okay. Thanks, Jeff. Are there any  
5 questions from the Planning Board?

6 [Pause]

7 Okay. I don't see any. So we will move forward  
8 onto our next item.

9 \* \* \* \* \*

10 (6:38 p.m.)

11 Sitting Members: Catherine Preston Connolly, Mary T. Flynn,  
12 Louis J. Bacci, Jr., Steven A. Cohen, Hugh  
13 Russell, Tom Sieniewicz, and Ashley Tan

14 MARY FLYNN: The next item on the agenda is a  
15 Public Hearing on a development proposal for a Major  
16 Amendment to special permit PB-231A, a multisite Planning  
17 Unit Development along First Street in East Cambridge.

18 First, CDD Staff will begin by summarizing why this is  
19 before us. Then the applicant will present the development  
20 proposal, and next we will take public comment. After that,  
21 the Planning Board will discuss the proposal and make a  
22 preliminary determination.

1           So I will turn it back once again to Jeff.

2           JEFF ROBERTS: Thank you. So just doing a quick  
3 overview so the Planning Board knows what this is about. So  
4 this is an application for a major amendment to a permitted  
5 PUD. And that application follows the same two hearing's  
6 procedure as a new application for a PUD special permit.

7           So the first hearing in that process I describe as  
8 kind of a gatekeeper step. The purpose of this is for the  
9 Planning Board to consider whether the overall concept of  
10 the proposal is in general conformance with the City's  
11 planning and zoning for the area.

12           If so, the Board can make a primary approval with  
13 comments for what should be changed, or what should be  
14 studied further in a final development plan submission.

15           Then, if that's the way it goes, there would be  
16 final development plan submission, and then another public  
17 hearing on that. And at that point, the Board could decide  
18 to grant or deny the special permit based on how the plan  
19 response to the Board's preliminary comments.

20           So alternatively, the Planning Board could deny  
21 the application now after this hearing if the proposed  
22 concept is not found to be in conformance with the area

1 planning and zoning. And that would require if they were to  
2 come back at completely different -- substantively different  
3 proposal.

4 So the criteria for the approval of the  
5 preliminary determination are provided in the CDD memo, and  
6 that comes along with other comments on the proposal and  
7 some suggested alternatives for the Board. Thank you.

8 MARY FLYNN: Thanks, Jeff. Okay. The  
9 presentation this evening is going to be launched by James  
10 Rafferty, who's representing the applicant.

11 Mr. Rafferty, you'll have up to 30 minutes for  
12 your presentation, but please be as concise as possible. We  
13 can grant additional time at our discretion. So if you  
14 would please introduce the other members of your team, any  
15 other presenters, and begin.

16 JAMES RAFFERTY: Thank you, Madam Chair and good  
17 evening. For the record, James Rafferty. I'm an attorney  
18 with offices located at 907 Massachusetts Avenue in  
19 Cambridge appearing this evening on behalf of Urban Spaces,  
20 LLC.

21 Present is the Principal Officer, Paul Ognibene  
22 and Mr. Ognibene will introduce the rest of his team.

1           PAUL OGNIBENE: Thank you, Jim. Good evening,  
2 everyone. We're delighted to be back here to discuss this  
3 presentation.

4           On my left, we have my colleague Skip Rose, and we  
5 have Dan Skolski, who is on the Architectural Team, along  
6 with his colleague Steve. And we have John Pears, who as we  
7 may recall is the Principal Designer on the other projects  
8 associated with this First Street Corridor assemblage.

9           And then of course skipping Mr. Rafferty we have  
10 my colleagues Dave Notter and Jeff Hirsch.

11           JAMES RAFFERTY: Thank you, Mr. Ognibene.

12           Swaathi, would it be possible to go to about the  
13 third image? It's the one that shows -- one more, maybe.

14 Yes. Perfect. Thank you very much.

15           So what you see on the screen here is really the  
16 PUD as it was amended in 2015. The PUD originally began in  
17 2010. We set forth the chronology in the application, but  
18 in 2010 there were three buildings in the PUD further down  
19 on Third Street, including one residential building at 159  
20 --

21           UNIDENTIFIED: First Street.

22           JAMES RAFFERTY: -- First Street, sorry. So those

1 three buildings have been completed and long occupied. But  
2 what happened in 2015 is a major amendment approved by this  
3 Board, which basically reflects an expanded development  
4 parcel that you see depicted here.

5 Buildings that we categorize as A, B, C, and D  
6 were approved at that time. A is an office building. B and  
7 C are residential buildings, and D is a one-story retail  
8 building.

9 The proposal this evening involves a further major  
10 amendment to include the land area where Parcel E is  
11 depicted. That's the balance of the block between Hurley  
12 and Spring Street on First Street.

13 Board members may recall a few weeks ago we were  
14 before the Board with a minor amendment that allowed a  
15 retail operation, David's Shoes, to relocate into the ground  
16 floor of Building A.

17 The amendment technically allowed a bank to go  
18 into Building A, but we explained the relationship between  
19 the bank and the retailer.

20 So this is -- this building, this Parcel E is the  
21 -- is -- the location of the existing retail building that  
22 is there today is the current location of the shoe store

1 that we discussed a few weeks ago.

2 What's proposed here by way of development is the  
3 creation of a single six-story building containing 90  
4 dwelling units on Parcel 8.

5 The building actually from a building code  
6 perspective, we're being advised by the Building Department,  
7 really represents an addition to the existing one-story  
8 retail building that's on Parcel D.

9 That one-story retail building contains four  
10 tenants currently, a Loyal Companion, a paint store, a post  
11 office, and did I miss one?

12 SPEAKER UNIDENTIFIED: That's it, three.

13 JAMES RAFFERTY: Three tenants. Sorry. So at any  
14 rate, this is the block we're focused on and concentrating  
15 on.

16 As Paul noted, John Pears, the lead architect on  
17 these buildings, or at least buildings B, C and D and A - I  
18 apologize, John; A as well -- so it made sense to bring John  
19 in to participate in the design decisions with this  
20 building, because this is -- this is a 21-year-old  
21 compilation, a collection, if you will.

22 We have some photographs in the application we'll

1 show you later.

2 But this PUD really has had a transformative  
3 effect on this stretch of First Street. And when you see  
4 the photos, and you get to gaze upon the area as it looked  
5 before Mr. Ognibene began his acquisitions in 2000, Big  
6 Johns Mattress, a few other places. There was certainly no  
7 -- there's no lack of -- no concern about the removal of  
8 those buildings.

9 The PUD overall, the development, has enjoyed  
10 strong support throughout the neighborhood. We consistently  
11 meet with the East Cambridge Planning Team. There was  
12 genuine enthusiasm about the open space that was created  
13 back in 2005.

14 We see it here depicted between Buildings B and C.  
15 It's a cut-through open space. It has become an opportunity  
16 for not only recreation -- passive recreation, but also  
17 pedestrian movements between the two blocks. And just this  
18 past year it reached completion.

19 So this spring it will really come into its full,  
20 full completion.

21 But Building E, as I noted, is intended to add to  
22 the residential basis of the project. With 90 units, we are

1     relying upon the parking that currently exists in Building B  
2     to accommodate parking in this building.

3             The PUD as it's currently constructed, all of the  
4     buildings A, B, and C park in a below-grade parking garage  
5     that's on the building Parcel B site. That garage  
6     accommodates both commercial parking and residential spaces,  
7     where 40 commercial spaces in that garage were used by  
8     Building A.

9             The remaining spaces in the garage, 102 of them,  
10    are for the residential units in both Buildings B and C.  
11    Those two units total 100 -- that's a total of 136 units.

12            The 136 units in that building, which are 96  
13    percent occupancy, are only using 38 percent of the parking  
14    supply. There's only 50 of those spaces being used today.  
15    So that means that we're very confident that the demand,  
16    then, or the balance of that demand can be set. The balance  
17    of that supply can be used to satisfy the demand, the  
18    parking demand for Building E.

19            The application -- we've been working on this so  
20    long, there was a point in time when the application used to  
21    contain a request for a continuance special permit to deduce  
22    the required amount of parking. The City Council obviated



1 that need by amending the ordinance, and as Board members  
2 are fully aware, no longer requires a minimum amount of  
3 parking.

4 But nonetheless, included in the application is  
5 our parking narrative explaining what the strategy is.  
6 Suffice it to say, we've got direct, firsthand experience  
7 with parking on this block. We're seeing what the response  
8 is and demand, and it can be more than satisfied with the  
9 remaining spaces in the below-grade garage in Parcel B.

10 The building itself at six stories picks up on the  
11 skin in the surrounding of the adjoining retail building.  
12 But all the other details of the building are something that  
13 Mr. Pears is intimately involved in, and at this point,  
14 Madam Chair, he would take over the presentation, walk the  
15 Board through the building.

16 As I noted, we're hoping that the Board will  
17 provide a sufficient agreement with what's being proposed  
18 here, very consistent with not only the neighborhood, but  
19 the PUD itself. We're hoping to be able to receive a  
20 preliminary determination this evening that would allow us  
21 to continue to address issues.

22 Many issues, helpful issues are contained in the

1 Staff Report. We've had the benefit of several design  
2 sessions with the Staff. That's improved certain aspects of  
3 the building, and we know in this process before we get to  
4 the final development proposal, we'll have ample time for  
5 additional modifications to reflect what we learn tonight,  
6 both from the Board and general public. So with that, Mr.  
7 Pears would take over.

8 JOHN PEARS: Good evening. John Pears, I've  
9 already been introduced, Architectural Designer. Before --

10 THE REPORTER: Could you spell your last name for  
11 me, please?

12 JOHN PEARS: P-e-a-r-s. Before loading the slide,  
13 I'd like to just take the opportunity to say that one of the  
14 risks of having one developer and one designer for a whole  
15 number of blocks is that you get a cookie cutter result.

16 And I've said that one of the things that we tried  
17 to do throughout on this design process -- and hopefully  
18 you'll see that on this building -- is treat every building  
19 completely uniquely based on its location in the overall  
20 composition, and to create variety.

21 While all the buildings generally except the C  
22 building, 22 Hurley, which is a little lower -- all the

1 buildings are the same height -- there's been a considerable  
2 effort to make sure that the articulation, the scaling  
3 elements, the rhythms and the materials are not kind of  
4 repetitive.

5 And I think the colors of the buildings are  
6 varied, and the fenestration is being varied. So in a way,  
7 I'd ask you to look at this building as part of an overall  
8 composition that includes A, B, C, D and now E.

9 Next slide, please?

10 Next?

11 Next?

12 Next?

13 Next?

14 JAMES RAFFERTY: You asked us to be brief.

15 JOHN PEARS: Yeah.

16 JAMES RAFFERTY: You can see.

17 JOHN PEARS: And I think their specialties have  
18 blowups.

19 MARY FLYNN: Mm-hm.

20 JOHN PEARS: So next?

21 MARY FLYNN: Okay.

22 JOHN PEARS: Next? Okay. Here's the first slide

1     that I just wanted to show. So you have the gray area,  
2     which is the existing retail, single-story building and then  
3     the L shape of the side that we're working on.

4             This is the basement plan. We have gone out of  
5     our way to make sure that the basement stays away from the  
6     existing building for underpinning reasons and most  
7     importantly, stays away from the property to the rear of the  
8     building. So we have plenty of space to create simple  
9     excavation.

10            Down here we have mostly bike storage and tenant  
11     storage. There's just an elevator machine room, and that's  
12     the full program for the basement underground.

13            Next?

14            The -- this is actually jumping up.

15            SPEAKER UNIDENTIFIED: I think we skipped one.

16            JOHN PEARS: I think we skipped one.

17            JAMES RAFFERTY: The ground floor, maybe back one?

18            MARY FLYNN: Have you tried one more back?

19            SPEAKER UNIDENTIFIED: Yeah.

20            JOHN PEARS: No.

21            SPEAKER UNIDENTIFIED: Can you try 11?

22            JOHN PEARS: No.

1 MARY FLYNN: Yeah, 12 is blank for some reason.

2 SPEAKER UNIDENTIFIED: That's fine.

3 JOHN PEARS: Well, I could describe it, or I could  
4 go onto the next, or we could go back a sheet and I could  
5 show the first-floor plan on the smaller sheet, if you can't  
6 get it.

7 MARY FLYNN: Yeah. I mean, it shows blank, so  
8 maybe we should go back, Swaathi.

9 JOHN PEARS: Okay.

10 SWAATHI JOSEPH: So I think if -- you are allowed  
11 to Share Screen. If you have the file, feel free to pull  
12 up. I think that page was missing. But I'll try to pull  
13 the other one up, if you are going to Share Screen.

14 JOHN PEARS: I can do it, but I have to get off  
15 the phone.

16 SWAATHI JOSEPH: Okay, I'll -- if you give me one  
17 minute, I'll try to pull up the --

18 JOHN PEARS: Thank you, Swaathi. If it's too  
19 tricky, I could use the smaller plan on the sheet above.

20 SWAATHI JOSEPH: And blow up? Okay, sure.

21 JOHN PEARS: There we go. So you see first floor  
22 in the middle left? There we go. And it's not a very

1 complex floor plan, so you might be able to see it if I  
2 describe it. I see that blank sheet there.

3 So what -- what we have is the corner of Spring  
4 Street on the right. Here it is. Oh, this would be the  
5 blowup.

6 SWAATHI JOSEPH: Just the blowup, yes.

7 JOHN PEARS: Okay, yeah. I can't remember -- so  
8 on the right-hand side is Spring Street. At the lower  
9 portion is First Street, and on the left-hand side is  
10 Hurley. So there's an existing 11 parking spaces in the  
11 back, which we are maintaining, and those are -- have direct  
12 access via doors to the Parcel D retail and will continue to  
13 do so.

14 The space on the corner of First Street and Spring  
15 Street is flex space, mostly to respond to the needs as they  
16 arrive of whether or not more retail will be possible here,  
17 more commercial space, more office space.

18 We want to have an active use of the first floor  
19 but want some flexibility in what that becomes.

20 In our wildest dream, we would have a combined  
21 amenity space for the building, that would also have a  
22 coffee shop and that would allow members of the public to

1 penetrate, but I don't want to say that yet, because who  
2 knows if that's feasible?

3 The blue area is back of the house, mail and  
4 storage. There's a lobby and elevators. And the green area  
5 at the top is mechanical and electrical, the transformer  
6 vault.

7 On Spring Street, recessed under the building is  
8 our short-term bike parking. And on the left-hand side of  
9 the slide there's a transformer -- an existing transformer.

10 On our nice floor plan, we've shown the screening  
11 -- the one that we can't see -- of the vegetation around  
12 that, but you'll be able to that in perspective. That's the  
13 stair coming down from above, and that's the first floor --  
14 oh, one thing --

15 JAMES RAFFERTY: Talk about residential entry?

16 JOHN PEARS: Yes. The residential entry we  
17 decided to locate on the side street, Spring Street, because  
18 we really wanted to focus more on sort of heavily active  
19 uses with people, you know, visible through the glass on the  
20 corner, that important corner, and we noticed that where the  
21 hand is, there's a line, which is the property line.

22 And in keeping with the 85 First Street, where we

1 widened the sidewalk by pulling the building back, we've  
2 done the same over here, so that you get that continuity of  
3 the widened sidewalk along First Street, and then coming  
4 around onto Spring Street.

5 Next?

6 Maybe if we could go back to the blowups, if  
7 that's okay? And I think that --

8 UNIDENTIFIED: Here we go.

9 JOHN PEARS: And I think that might be slide --  
10 yeah, this one.

11 UNIDENTIFIED: Here we go.

12 JOHN PEARS: -- slide --

13 UNIDENTIFIED: I think that's it.

14 JOHN PEARS: So this is the second-floor plan.  
15 And as you'll see in the L-shaped residential building with  
16 a double-loaded corridor, going north to south and east to  
17 west, a single-loaded corridor, there's approximately 18 to  
18 19 units per floor, depending on the number of bedrooms.

19 And in this particular floor, there's an amenity  
20 space, which has some steps going up to give you access and  
21 egress to the outside roof terrace. We understand that we  
22 need to still do some work on that in terms of head room.



1           The two-bedroom units are located on the corners.  
2   The stu -- there's a pair of studios inboard overlooking the  
3   courtyard -- or sorry, the roof terrace.

4           The roof terrace will be an amenity for the  
5   residents of the building. I think we've made an error and  
6   said that it was for the member of public, but that was  
7   never intended, and it'd be logistically hard to achieve.

8           So you'll notice later when we show you the  
9   elevation of the back side in perspective that we've put  
10   some windows that have been positioned loosely opposite the  
11   doors to the entries and that will bring light into the  
12   single loaded corridor, and -- and highlight corridor.

13           Next slide?

14           So this is the third floor from -- on the  
15   building. And it follows the pattern below, the corner  
16   units -- a two-bedroom, the one-bedrooms are in between.  
17   But here we have three studio units.

18           So every unit either has an actual balcony  
19   projecting and that's when it overhangs the roof below. But  
20   where it comes to the street edge, we have French balconies.  
21   So we've provided very generous amounts of light -- eight  
22   foot high by almost the full width of the room. And so the

1 idea is to get as much natural light and ventilation in, and  
2 so, every unit has sliding doors.

3 Next slide?

4 Above this is the three-bedroom unit that takes up  
5 the three studio units below. And then the rest of the plan  
6 is consistent with the plan below. Everything is stacking,  
7 and we have the balconies continuing around the inner  
8 courtyard side.

9 Next?

10 This is the floor above and repeats the floor  
11 below with another three-bedroom unit. Next? And then up  
12 above you get three studio units. So there's a lot of  
13 stacking going along, except in that middle zone, where  
14 things move around a little bit from floor to floor.

15 Next slide?

16 The roof. I'm kind of excited by the spine walls  
17 that we've created that have all the mechanical systems  
18 hanging off them. They're about five feet high.

19 And the parapet around the outside is five feet  
20 high. So we have managed to use the building facade by  
21 creating an exaggerated corner slide around the building  
22 instead of a mechanical screen.

1           It is functioning as a mechanical screen, but it's  
2   very integrated into the architecture of the building as  
3   part of an exaggerated corner at the top of the building,  
4   and that will screen out mechanical equipment.

5           The -- we are using many split-type systems, which  
6   -- with the exception of our one large piece of equipment  
7   for fresh air. Everything else is much smaller units --  
8   only three feet high or so, and a bit off the roof.

9           The solar energy system zone is shown and meets  
10   the requirement of the zoning code. And we -- if we cannot  
11   get a company to work with us to provide a solar energy  
12   system for this building, then we understand that that would  
13   need to be a green roof instead.

14          Next slide?

15          This is a view on the left top slide looking out  
16   from a third-floor balcony over the green roof and usable  
17   outside roof with furniture and planting.

18          You can see on the lower slide that we planned to  
19   provide some shading and some cover, and you can see the  
20   plan on the upper right-hand side with a variety of seating  
21   opportunities outdoors and undercover, and then carefully  
22   positioned green spaces around to provide a general feeling

1 of vegetation.

2 Next slide?

3 This is a few views of the existing condition of  
4 the site with the existing retail building. And notice that  
5 strong cornice line that is somewhat of the signature, the  
6 design of this building that comes along First Street and  
7 then forms a U to -- we had intended to create a little  
8 extra height on the corner, and this was our architectural  
9 move to do that.

10 And notice that cornice, because when we show you  
11 our design, we really picked up on the height of that  
12 cornice and the location of it in the setback of the glass  
13 peak below, as continuity of that design idea.

14 Next?

15 These are some views of some of the buildings on  
16 the top left-hand side. You can see all the way down. 159  
17 First is the first one that you see, and then the office  
18 building at 121, and then the B building in the middle.

19 And I think this sort of is wanting to demonstrate  
20 the variety of materials and colors, brick and stone and  
21 good, solid materials, but using a variety of textures and  
22 colors over time.

1           The various slides there, you can see and probably  
2 know the building. So I won't go into more detail.

3           Next?

4           Here's the first rendering of the building. On  
5 the left is the residential building ghosted out. And you  
6 can see that the materials of the existing retail building  
7 are an iron spot (sic) gray brick, and then dark metal  
8 windows and glass.

9           We are picking up by wanting to reuse the same  
10 brick in a slightly different way. It's all stack bonded on  
11 this building, and we're using it in a regular running bond  
12 through the majority of the building, except in certain  
13 areas where we will do patterned brickwork.

14           In order to lighten the building overall, we have  
15 introduced a fiber cement material that surrounds the  
16 window. The bays actually do project slightly and create  
17 sort of enhanced corners. And we intentionally did that in  
18 a light gray material, so that it would overall give a  
19 lightening effect of the building.

20           The top cornice is all metal panel, and metatarsal  
21 essentially. So those are the materials picking up on the  
22 existing.

1                   Next?

2                   This is the view down First Street. And you can  
3 see that as the corner is turned, the East Cambridge  
4 Planning Guidelines talk about towers and making corners  
5 important. And in this particular case, we looked at and  
6 rejected the idea of a tower right on the corner. They're  
7 really kind of hard to do, and sometimes can look a little  
8 cartoony.

9                   But there's a lot of precedents in architecture  
10 throughout the ages for towers to be located close to  
11 corners and with the façade of the building kind of continue  
12 and wrap, and then the tower element.

13                  So I think this by breaking the cornice line  
14 fulfills the idea of creating a varied kind of roofscape.  
15 But it's just one off the corner.

16                  Next?

17                  These are all series of views that -- I won't  
18 repeat the first two, but on the lower left-hand side is the  
19 view down Hurley Street. And you can see the base of the  
20 building again making the brick to be continuous with the  
21 retail building beyond, and then break into a cement --  
22 sorry, a metal panel system on the rear.

1           We are on the property line there, and it's going  
2   to be a lot more realistic to create something that can be  
3   panelized. And potentially we'll look at the way the  
4   installation would work beyond the property line. So we  
5   didn't continue masonry along there.

6           You can see the windows that I was referring to on  
7   that single loaded corridor in a somewhat playful rhythm. I  
8   always swore that I wouldn't do zigzag kind of windows, but  
9   they didn't look good stacked, and after many, many  
10   attempts, this was the one that I personally liked the most.

11          You can see the balconies starting to appear  
12   around. And those are going to be made out of a simulated  
13   wood material, including the underside. The underside  
14   balconies are so important, because they represent a large  
15   percentage of the façade. And that's a long board of wood  
16   like material.

17          On the lower right-hand side, and I'm going to  
18   hurry up and try to finish, you can see the effect that the  
19   adjacent abutting building sits back. They have a parking  
20   lot; they have green trees.

21          And we are not putting a whole lot of windows  
22   along that particular area but feel that the wrapping of the

1 brick where we can easily lay it makes a good, solid corner  
2 for Spring Street.

3 Next?

4 This is a closeup on the left of upper -- one of  
5 75 First Street, mainly showing the transparency, all of the  
6 glass and the fact that the doorway is opening out onto the  
7 sidewalk for future use.

8 And then on the right-hand side, lower side, this  
9 is the entry to the residential building. And so, we're  
10 wanting to change the material and make it different than  
11 the commercial space. And so, we'd want a stone like  
12 material -- well stone, actually. We're thinking of using  
13 real Carrara marble potentially.

14 We do have a 10-inch base at the bottom to keep it  
15 clean and allow for shoveling. And we did introduce a  
16 scaling element at eight-foot high to kind of really create  
17 a nice pedestrian scale with some downlighting that would  
18 show the retail -- the residential entry as being an  
19 important part of the façade.

20 We're changing the paving material of the sidewalk  
21 to be paving at that entrance across the sidewalk.

22 Next? Promise I'm nearly done.



1           A typical unit -- a typical one-bedroom unit, it  
2   has a bedroom, it has -- you can see in the prospective it  
3   has a sliding door that opens up and gives it direct access  
4   to the living space.

5           The plan unfortunately in this version didn't show  
6   the opening, but it is intended to be there. We have a  
7   bathroom with a direct way through from the bedroom to the  
8   bathroom, all for guests to use without going through the  
9   bedroom, and a separate way for the door to be used in the  
10   bedroom.

11           This is one that is a French balcony, not a  
12   balcony. But you can still see the sliding doors and the  
13   ample width of glass.

14           Next?

15           I think that -- oh, thank you. Oh, yeah. These  
16   are some views from the inside giving a sense of the scale  
17   of the glass in relation to the door. We'll give it  
18   artistic rendering. Small area on the ceiling is actually  
19   higher than this. It's not that close.

20           There, we've gone to an Infinity system. So we  
21   managed to gain some seating [connection interference]. You  
22   can see the kitchen on the right-hand side and the living

1 space below, and the connection from the bedroom to the  
2 outside. Direct views of the sliding doors, bringing in  
3 plenty of natural light.

4 Next?

5 I'm not sure if it's valuable to talk about these.  
6 If anybody feels differently, we can. But they really are  
7 better handled in the prospective renderings, potentially.  
8 And I've already mentioned the materials.

9 Next?

10 Next?

11 Next?

12 Thank you.

13 MARY FLYNN: Okay. Thank you. Mr. Rafferty, did  
14 you have anything to add?

15 JAMES RAFFERTY: Yes, Thank you, Madam Chair.  
16 Just a couple of items. First, we should note that this --  
17 in addition to the major amendment, this also given the  
18 building's size requires an Article 19 Project Review  
19 Special permit. With such, we have a traffic impact study  
20 that's been prepared by Vanasse.

21 I'm trying to recall whether that is best  
22 presented at this first hearing, or at the subsequent

1 hearing. And I'm sure Mr. Roberts probably has a view on  
2 that. But at any rate, Scott Thornton of Vanasse is  
3 present.

4 In the application, the TIS of course was included  
5 in the application material. Happy to present it now or at  
6 a later time.

7 MARY FLYNN: Okay. Jeff, do you have an opinion  
8 on that? Can it wait until the next hearing?

9 JEFF ROBERTS: So that's a question for the Board.  
10 So you have it in front of you as part of the application.  
11 The Board does not need to make transportation impact  
12 findings, and my understanding is that Traffic and Parking  
13 is still working with the TIS and with the applicant to come  
14 up with some recommended mitigation and minimum package.

15 So, you know, if the Board wanted to hear about it  
16 now and then if you had additional questions that you wanted  
17 them to answer in the final development plan, that's my -- a  
18 reason why you might want to look at it.

19 But otherwise, it will certainly be covered at the  
20 next hearing.

21 MARY FLYNN: Okay. All right. Hugh, I see your  
22 hand up. Do you have an opinion?

1           HUGH RUSSELL: I was just leafing through the  
2 Traffic, Parking and Transportation memorandum. And it  
3 seems to me there's nothing there. Needless to say, this  
4 project is not -- doesn't meet the General Criteria that it  
5 has to meet at this time.

6           MARY FLYNN: Okay. Mm-hm.

7           HUGH RUSSELL: So, you know, there's a bunch of  
8 serious issues, and they're being worked on and --

9           MARY FLYNN: Worked on?

10          HUGH RUSSELL: Yeah.

11          MARY FLYNN: Okay. All right. So unless any  
12 members of the Board object, I think we will pass on the  
13 presentation on the TIS until we get to the next hearing.  
14 And I'm not seeing any objection.

15          HUGH RUSSELL: Does Adam have anything he wants to  
16 say?

17          MARY FLYNN: I'm sorry, I didn't hear what you  
18 said, Hugh?

19          HUGH RUSSELL: Yeah. Does Adam --

20          MARY FLYNN: Oh, Adam. Yes. That's true.

21          ADAM SHULMAN: No. I don't -- I don't have  
22 anything to say. No.

1 MARY FLYNN: At this point? Okay.

2 ADAM SHULMAN: Nothing to add.

3 MARY FLYNN: Thank you.

4 JAMES RAFFERTY: Oh, Madam Chair, if I may, the  
5 timing is perfect with Mr. Shulman, a comment. So the prior  
6 major amendment, the one that was done -- it was called,  
7 "Major Amendment 3" in 2015 that created the buildings at A,  
8 B, C, and most notably the below-grade garage, that contains  
9 language that says that garage's use is limited to buildings  
10 A, B, and C.

11 So what we would be requesting in the final  
12 determination is an acknowledgment or amendment with that  
13 restriction that would specifically allow this building,  
14 that we call, "Building E" to park in that garage, since  
15 there is a -- the language in the prior decision does  
16 understandably identify the buildings that can park in that  
17 garage.

18 And this building, of course, wasn't contemplated  
19 at that time, but --

20 MARY FLYNN: Okay. Yes. So I'm sure you can work  
21 out the mechanics of that with Staff and we can discuss it  
22 more at the next hearing.

1 JAMES RAFFERTY: Thank you. Well, that concludes  
2 our presentation. Thank you for your time.

3 MARY FLYNN: Okay. Thank you very much.  
4 Appreciate it.

5 So now this is a public hearing, so we're going to  
6 move on to public comment. Any members of the public who  
7 wish to speak should now click the button that says, "Raise  
8 hand." If you're calling in by phone, you can raise your  
9 hand by pressing \*9.

10 As of 5:00 p.m. yesterday, the Board had  
11 received written communications on this case from Joseph  
12 Rose and Lynn Kardatzke. Written communications received  
13 after 5:00 yesterday will be entered into the record.

14 I'll now ask Staff to unmute the speakers one at a  
15 time. You should begin by saying your name and address, and  
16 after that you will have up to three minutes to speak before  
17 I ask you to wrap up.

18 JEFF ROBERTS: Thank you.

19 MARY FLYNN: So let me turn it over to Jeff to  
20 manage all of that.

21 JEFF ROBERTS: Thanks. This is Jeff Roberts. I  
22 see a few hands going up. I'll do a reminder again. If you

1 plan to speak, please push the "Raise hand" button now. You  
2 only need to push it once, and we can see how many speakers  
3 we've got. It looks like we have a few.

4 So the first speaker is Alan Greene. You can  
5 unmute yourself and begin with your name and address,  
6 please.

7 ALAN GREENE: Hi. Can you hear me?

8 JEFF ROBERTS: Yes.

9 ADAM GLASSMAN: Okay. My name is Alan Greene.  
10 And I live at 82 Fifth Street in East Cambridge.

11 And I want to say that on the whole I find this  
12 presentation and the building itself agreeable to me  
13 personally. I'm never happy to see bigger buildings, like  
14 the kind of big buildings that are going up all around it,  
15 but it seems in keeping with the other buildings that are  
16 going up around it.

17 I also want to say that I'm very happy to see that  
18 David's on First is going to be able to stay on First  
19 Street, and I appreciate any efforts that you people might  
20 have made to -- to save that from going off to I think it  
21 was -- well, it was way out in the suburbs. I forget the  
22 town that we're going to. But --

1           Huh? No, no, it wasn't Wellesley. But anyway,  
2 I'm sorry, I appreciate your keeping that there.

3           I also want to say that with all the residents  
4 that are going up, not just in that building but the  
5 neighboring buildings that are already there, I just want to  
6 stress that there's a need for practical retail.

7           And by that, I mean a grocery store and a hardware  
8 store. I imagine that these apartments have kitchens or  
9 kitchenettes, and so, people are actually cooking there.

10          And so, it would be good if they could have access nearby to  
11 food that they could buy -- produce, canned goods, whatever.

12          Same for me. We have a retail desert of sorts in  
13 East Cambridge. And it seems like everything is moving  
14 away.

15          Another thing that would be very good to have  
16 would be a hardware store at street level. Changing  
17 lightbulbs, putting a picture frame up on a wall -- things  
18 like that are very everyday items that it's very hard to get  
19 to. The closest hardware store is in Inman Square, and  
20 that's quite a walk if you're on foot.

21          So I would encourage that kind of retail. I'm  
22 glad to have the shoe store, I'm glad to have the Post



1 Office there. I forget what else.

2 The paint store's very good, but it really does  
3 not have hardware. I often go down to the paint store  
4 that's there for some basic things like utility knife blades  
5 and there's nothing there.

6 But anyway, I want to just finally deal with the  
7 building a little bit. I don't have too many questions  
8 about it. I assume that the -- the outdoor space is  
9 accessible to all -- everybody living there, not just people  
10 on the second floor, or not even those people, just special  
11 people. I hope -- I hope everyone can get access to it.

12 And my question, though, has to do with the French  
13 balcony. So by a "French balcony" I imagine it's windows  
14 that open up, and then there's that railing. So somebody  
15 can kind of kind of poke their head out and look down at  
16 things as they're going on.

17 My concern with that is that I've seen other  
18 balconies like that where people have flowerboxes or plant  
19 boxes hanging from the rail. And so, if people want to do  
20 that, which is justifiable desire to have plants there by  
21 your window, I'm wondering, what's the risk of those plant  
22 boxes falling, since they are going to be very high up and

1       there are going to be pedestrians walking by?

2               So that concludes all I have to say. Thank you.

3               JEFF ROBERTS: Thank you. The next speaker is  
4 James Spencer. You can unmute yourself. Begin with your  
5 name and address, please?

6               JAMES SPENCER: Good evening. My name is Jim  
7 Spencer, 2 Hancock Street. I'm a lifelong Cantabridgian and  
8 in full support of the Cambridgeside renovation and  
9 expansion project. I'm a fifth-generation Cantabridgian.  
10 My family escaped enslavement in the Deep South.

11              MARY FLYNN: Excuse me, Mr. Spencer?

12              JAMES SPENCER: I'm sorry?

13              MARY FLYNN: This is not on the Galleria project,  
14 this hearing. That's coming up -- that discussion will come  
15 up next.

16              JAMES SPENCER: Okay.

17              MARY FLYNN: All right?

18              JAMES SPENCER: Well --

19              MARY FLYNN: So if you could just hold your  
20 comments until then, we would be very happy to hear them at  
21 that time.

22              JAMES SPENCER: Okay. I have a -- I was also

1 asked to read something from Jason Alves, Executive Director  
2 of the East Cambridge Business Association.

3 MARY FLYNN: Okay. Does that pertain to the First  
4 Street project, or to the Galleria?

5 JAMES SPENCER: Galleria Canal Park?

6 MARY FLYNN: Yeah, that is in the next discussion.

7 JAMES SPENCER: Okay, thank you.

8 MARY FLYNN: Thank you.

9 JEFF ROBERTS: Thank you. So the next speaker is  
10 Charles Hinds. You can unmute yourself and begin.

11 CHARLES HINDS: Hi. Charles Hinds, 207 Charles  
12 Street, East Cambridge. I'm also President of the East  
13 Cambridge Planning Team. I'm just here to speak on the  
14 Planning Team's behalf.

15 We did see this presentation on April 13. It was  
16 a little different. It had 80 units instead of the 90, but  
17 it was very well received. Everybody loved it, the design  
18 and the [connection interference]. I'm just a little  
19 confused on why the count is a little different.

20 So that's all I have to say. Urban Spaces always  
21 does good work. We always love their designs. And thank  
22 you.

1           JEFF ROBERTS: Thank you. And I believe this is  
2 the last speaker. Heather Hoffman?

3           HEATHER HOFFMAN: Hello. Heather Hoffman, 213  
4 Hurley Street. So I am right down the street from this.  
5 And I'm going to pose the question that I believe I posed  
6 last April, but now Urban Spaces has a little more  
7 experience with the -- how long people stick around in their  
8 apartments.

9           One of the things that I think is most pernicious  
10 about the way that we have decided to build big apartment  
11 buildings and how we have allowed their owners to run them  
12 is that they are run for term. If you ask the developers,  
13 they will tell you that they expect annual turnover of 50 to  
14 100 percent.

15           And while it is obvious that in our city, we have  
16 plenty of need for some short-term spaces, what we hear over  
17 and over is that long-term residents can't find anywhere to  
18 live.

19           And I also hear people who find themselves moving  
20 every year or two because they can't afford the increased  
21 rent or the building's been sold and they have to leave --  
22 whatever the reason.

1           The point is there's a huge, huge demand in  
2     Cambridge for places where they don't expect you to leave  
3     after a year or two -- where they actually want you to stick  
4     around.

5           So I'm curious about what the -- what the tenure  
6     of the people in the existing apartments is, and whether the  
7     -- whether Urban Spaces is planning on following too many  
8     other landlords into just churning residents, not doing  
9     anything to make them stick around.

10          Not doing anything to make them part of our  
11     community. Just parachuting yet another gated community into  
12     the middle of people who would really like to have  
13     neighbors, as opposed to visitors.

14          Thank you.

15          JEFF ROBERTS: Thank you. So that appears to be  
16     all of the speakers. And so, I will turn it back over to  
17     the Chair.

18          MARY FLYNN: All right. Thank you, Jeff. So  
19     we're now going to move from public comment to Board  
20     discussion. If this continues to a second public hearing,  
21     there will be opportunity for additional public comment.  
22     And additional written comments may also be submitted.

1           So before we get into discussion, do Board members  
2     have any questions for those applicant team or for Staff,  
3     before we begin?

4           No? Okay. Then Lou, why don't you kick things  
5     off for us. You're on mute, Lou.

6           LOUIS J. BACCI, JR.: Yeah, I just have a couple.  
7     Just want to understand this. The existing transformer for  
8     the commercial building is going to stay, and there's a new  
9     electric service for this new residential building, is that  
10    correct.

11          JOHN PEARS: Mm-hm.

12          JAMES RAFFERTY: Identify themselves and answer.

13          JOHN PEARS: This is John Pears. That is the  
14    correct answer.

15          LOUIS J. BACCI, JR.: Have you made any progress  
16    with DPW on the first-floor height for the resiliency?

17          JOHN PEARS: We have started discussions, and we  
18    have started making response. It will be a continuation of  
19    that. I can -- I mean, if you want some specifics, I could  
20    give them, but --

21          LOUIS J. BACCI, JR.: Don't really need specifics.

22          JOHN PEARS: Okay.

1           LOUIS J. BACCI, JR.: I wanted to make sure you  
2           had enough height to raise this first-floor height if you  
3           need, because it had to be passive.

4           JOHN PEARS: Yes.

5           LOUIS J. BACCI, JR.: Also what you're going to do  
6           about the transformers and so forth? That probably will  
7           come in the next meeting. But just wanted to see if that  
8           was being moved on.

9           The brick façade: actual brick or Thin Brick? Or  
10          precast?

11          JOHN PEARS: Actual brick.

12          LOUIS J. BACCI, JR.: I guess that will do it for  
13          me for right now.

14          MARY FLYNN: Okay. Thank you, Lou. Tom?

15          TOM SIENIEWICZ: Thank you, Madam Chair. First  
16          starting with questions. And I guess there's really two  
17          issues before the Board tonight.

18          One is the modifications to the PUD consistent  
19          with Urban Design Standards, should City of Cambridge --  
20          I'll address that second firstly, and then the second  
21          question before us, of course, was maybe the beginnings of a  
22          discussion around Article 19 and Design Review.

1           And I'll start with some detailed questions. I  
2 did notice in that ground-floor plan that there seemed to be  
3 plantings which were screening the transformer that Lou just  
4 referenced, but they appear to be underneath the building  
5 overhang.

6           Is that -- is that correct, and is that going to  
7 work? How do those plants actually grow when they're  
8 underneath a building? That was Question 1.

9           I had a question about how the existing retail  
10 will be serviced now. Is the expectation that the comings  
11 and goings and refuse coming out of the retail building  
12 would happen underneath the existing residential building?  
13 Or would that be happening in a loading zone in front of the  
14 building?

15           And then I had some detailed questions on some of  
16 the architecture -- in particular the corner tower that the  
17 architect referenced so carefully in his presentation to the  
18 elevation and its relationship to the entry door, which I  
19 found a little bit awkward, it emphasizing one set of  
20 geometry the entry door, then sort of denying that geometry.  
21 It looked unresolved to me.

22           And I also would like some comments relative to



1 the amount of windows in the two-bedroom units on the corner  
2 of Spring Street and First Street as they wrap around.

3 There's two units there.

4 There's generous lighting in all the one-bedroom  
5 units, but then because of the way the façade is detailed,  
6 it appears that those two-bedroom units have a lot less  
7 windows, and wondering how that gets resolved in the plans.

8 So those were questions around the architecture.  
9 Maybe we start there before I go to my opinion on the  
10 findings relative to Urban Design.

11 JOHN PEARS: I could do them quickly. The green  
12 under the building, that's a very good concern. I will  
13 check and make sure that the transformer greening does not  
14 project out of it, and we'll make the necessary  
15 modifications.

16 Access to trash: Yes. That would continue to be  
17 underneath the building. We intentionally created enough  
18 height that you can get, you know, 16 foot underneath there,  
19 and so our first -- we'll be continuing to do the trash in  
20 the same way.

21 The corner tower, I agree with you. I think it is  
22 unresolved. [Laughter] So we need to do some work with it.

1 And I agree. You're talking about where it meets the  
2 ground. Yes. Absolutely agree with you.

3 The windows in the two-bedroom units, let's take a  
4 look at that. We'll do that for next time, because if  
5 there's more opportunity, we shouldn't lose that opportunity  
6 just based on a façade or idea.

7 TOM SIENIEWICZ: Great. Thank you. And just  
8 quickly, relative to my opinion on the findings of Urban  
9 Design, a primary goal of the City is to increase housing  
10 and housing opportunities with 90 units and 20 percent of  
11 those being affordable, that's consistent with the goal of  
12 the City. It is a mixed-use proposal. This is also  
13 consistent with Urban Design goals in this city. We will  
14 add to the vitality of our city.

15 It's transit-oriented. It's close to the new  
16 Green Line station at Lechmere, also an Urban Design goal.  
17 So this is housing close to transit, which alleviates the  
18 need for parking, as has been discussed.

19 And First Street is a major street. And so, I  
20 believe that the height at six stories here is appropriate,  
21 especially given the large parking garages and commercial  
22 spaces surrounding this site.

1           So I find that this major amendment is consistent  
2 with the -- broadly speaking -- the Urban Design goals of  
3 the City. That's my opinion.

4           Thank you, Madam Chair.

5           MARY FLYNN: Okay. Thank you, Tom. Okay, Hugh,  
6 I'm sure you have some design comments as well. And  
7 Suzannah has also prepared some. So after you, maybe we'll  
8 turn it over to Suzannah for her thoughts.

9           HUGH RUSSELL: Okay. I want to start with a  
10 question.

11          MARY FLYNN: Mm-hm. I'm guessing this is a steel  
12 podium building with five stories of wood above it. Is that  
13 correct?

14          JOHN PEARS: Hugh, we have -- Design Review's  
15 using the Infinity which is the metal stud system. We were  
16 able to -- so yes, there's a podium. And then it changes at  
17 the top of the first floor to metal studs. And what that  
18 allowed us to do was within the same 65 feet, get additional  
19 ceiling height over wood.

20          HUGH RUSSELL: Okay. So thank you.

21          So my first comment was actually more eloquently  
22 expressed by my colleague, Tom. I'm agreeing that this is a

1 good use. It's the right scale. I see no reason that we  
2 should not move it on to the next stage.

3 Now, now we'll get to the comments that aren't  
4 quite so easy to listen to, perhaps. The color of the  
5 brick: This is a brick that is very similar to one I was  
6 forced to use on a building in another project by the urban  
7 designers -- reviewed my project.

8 And it's a -- in the sun, it's quite a lovely  
9 brick. It's got great -- a lot of light. There's a range.  
10 The range comes forward, and the -- they're keeping the  
11 mortar joint of light, that's great.

12 In the shade, it's really deadly. I mean, in the  
13 rendering that ends up -- in the elevations it looks black.  
14 And frankly, that may be the way it comes off. So the First  
15 Street elevation faces the elevation on the -- the Hurley  
16 Street faces south. And the material is not used on the  
17 west. And there's not a lot of it anyplace.

18 But I'm not sure it's lively enough for a  
19 residential building. So that's just a concern.

20 I would comment the elevation is -- the color  
21 rendering on the elevation is so abysmal, I don't believe  
22 it's going to look anywhere near that bad. Like, it's not

1 real.

2           Three, so as I understand this, the back of the  
3 second-floor open space is somewhere between three and four  
4 feet above the second floor. And so that the units on the  
5 second floor that look out over it have smaller windows,  
6 because they look like they may be starting four, four and a  
7 half, five feet above the floor.

8           And what -- the overhanging balconies at the  
9 third-floor level are going to be possibly as low as six  
10 feet above the deck. And they stick out about five feet,  
11 even at the bottom. Kind of a gloomy aspect for the second-  
12 floor units.

13           Now I guess it's not our business to tell you how  
14 to make your building more marketable, but you might want to  
15 consider using a shallower balcony in that specific  
16 location, so more light gets into the units below.

17           Now, the overall character, there's a certain  
18 monotony of the glazing, which makes it look more like a  
19 commercial building. And I think if -- particularly if I  
20 had the units that face the City parking garage, which is  
21 not a particularly handsome building at all directly across  
22 the street, I'm not sure I want a wall of glass facing that.

1           So I'm wondering if you could perhaps come up with  
2     some variation in glazing that might reduce the amount of  
3     glass -- you know, 30 or 40 percent and handle it  
4     differently, so there's a more interesting pattern, rather  
5     than a monotonous wall.

6           You know, you could have the sliding door and the  
7     balcony that could only be part of it, and then there could  
8     be a piece of wall that you might actually be able to put a  
9     piece of furniture up against, or the big window above it --  
10    that kind of thing.

11          Item 5: The west wall, the metal panels: In one  
12    rendering, the overall impact of the west wall is much  
13    lighter than the north wall on Spring Street. Another  
14    rendering it's about the same color.

15          I think if it's -- I think overall that ought to  
16    be kind of the same. I understand it's one color, rather  
17    than a mixture of things, but -- so I think it has to be  
18    somewhere in between both of those renderings. All right.

19          The marble is depicted as enormous slabs of  
20    marble. I assume that's going to be in pieces and joint,  
21    and that represents an opportunity to get a little better  
22    scale.

1           Now, the access to the garage has me puzzled. And  
2 I calculate that if you're unlucky, it might be 1200 feet in  
3 the door of your apartment or the door of your car.

4           Let's say 100-150 feet down the corridor -- this  
5 is a big building. You get to the elevators, you get down,  
6 you go out on Spring Street, you walk 100 feet to First  
7 Street, and you walk two blocks along First Street, it's  
8 about 500 or 600 feet.

9           You then walk almost all the way up the second  
10 Street to the little kiosk that is labeled as the "Garage  
11 Access." Once you get in the garage, the garage, of course  
12 stretches the whole site, so you might walk 300 or 400 feet  
13 in the garage.

14          And put all those numbers together, it could be a  
15 1000- or 1200-foot walk. That's, you know, like four  
16 blocks. Even though the garage in fact is -- as the crow  
17 flies about 60 feet from the corner of the second floor to  
18 the closest parking space.

19          Now, I'm assuming that you're expecting people to  
20 go through the loading dock behind the commercial building.  
21 Because that shortcut cuts off about 400 feet of that trip.  
22 And I don't think I would walk through it at night. There

1 are too many opportunities for bad people to hide in there  
2 and I'm not sure I want to walk through there through the  
3 day if the Post Office vehicles are maneuvering in there and  
4 other things.

5 I -- but I think it's -- I think that movement  
6 should somehow be accommodated in a better way that's safer  
7 for the occupants.

8 And I also notice that in the adjacent building,  
9 let's see that would be Parcel B, there's a door -- there's  
10 a parking lot, a small parking lot behind the First Street  
11 wing. And there's a door from the elevator lobby out onto  
12 the parking lot. And then elevators go down to the  
13 basement, and they end up roughly in the middle of the  
14 parking garage.

15 So it seems like that's the place you want your  
16 tenants in Parcel E to get into the parking garage. And,  
17 you know, you could give them -- you could program their key  
18 card to let them in that door. Yeah, it means that they  
19 could also get into the rest of the apartments in that  
20 building, but I think they'd like to save a few hundred feet  
21 of walking.

22 And admittedly, it's only 40 percent of the



1 tenants, and we're trying to discourage people, but I think  
2 the four blocks' walk is too much discouragement.

3 The Resiliency Memo, I had one question. It  
4 sounded like the first answer, which you're working on, is  
5 that the first floor will be -- need to have sandbags around  
6 it at the worst possible -- well, the 10 percent flood  
7 situation, which isn't quite the worst possible.

8 So how do you -- how do you -- if there's an  
9 emergency and there's sandbags blocking all the doors, how  
10 do you deal with that in an emergency in the building?

11 I mean, I understand that someone, you know, if  
12 the water is only 3" deep, somebody might like to walk up  
13 there they walk uphill and get out of the water pretty  
14 quickly. And you don't know how much water is going to be  
15 there, because that's not --

16 So you're going to put the sandbags in when you  
17 think there's going to be any, and if there might be six  
18 inches, or there might be eight inches, there might be a  
19 foot, who knows?

20 But I think there should be a plan for emergency  
21 access out of the building in a flood condition, or into the  
22 building. What happens, you know, if you're someplace else,

1     you come home and manage to commandeer a boat to take you  
2     over to the building, you can't get into your building?

3             I've asked this question before for other  
4     projects, you're not the first. The list of things to work  
5     on -- in the Urban Design Board seems to be very thoughtful,  
6     and I really think you have to use that as a guide.

7             So, you know, it's -- this is a building that's  
8     kind of pushing the envelope. Oh, I forgot to mention the  
9     stair out to the deck. I calculate that the headroom in the  
10    stair will be under somewhere between five and six feet.  
11    Therefore, the apartment directly above it may not be able  
12    to be an apartment.

13            I think, you know, it's just -- that was, you  
14    know, I don't -- you know, [indiscernible] I don't know if  
15    it makes any difference. You've got a clever way to deal  
16    with that, that's better.

17            Anyway. So those are my comments.

18            MARY FLYNN: Great. Thank you so much.  
19    Appreciate the detail. Suzannah, since your report was just  
20    referenced, would you like to add anything before we go on  
21    to the other members?

22            SUZANNE BLIER: Sure. I -- we had similar

1 comments that have been made so far about the sort of  
2 broader Urban Design outcomes that the project is a good  
3 response to citywide Urban Design objectives and the Eastern  
4 Cambridge Design Guidelines and the site context.

5 It does reinforce First Street and Spring Street  
6 with strong street walls, and the proposed commercial  
7 residential amenity space on the corner of First and Spring  
8 will provide a level of activation, which is good.

9 On Hurley Street, we did feel that there's a  
10 combination of the existing transformer, the at-grade  
11 parking and the new stair doesn't quite achieve the level of  
12 street wall engagement that we see on the other façades.

13 So we suggested further study of some aspects of  
14 the project, including whether the transformer could be  
15 enclosed or moved; whether the floating stair element, which  
16 is on floors 2 to 6, if it could be sort of better aligned  
17 with the façade or accommodated under the roofline, and then  
18 also improving the pedestrian experience on Hurley and  
19 through to the rear entrance to the residential building.

20 We've always just wanted some clarification about  
21 the widened sidewalks.

22 We think it's great that they are being expanded.

1 That is an issue we know in the area that we wanted to just  
2 make sure that the sort of overhanging upper stories of the  
3 building doesn't sort of negatively impact the pedestrian  
4 experience and the ability to accommodate new and existing  
5 street trees.

6 We then included a list of sort of more detailed  
7 items to be addressed as the project advances. And that  
8 included addressing some of the discrepancies between the  
9 elevations and the renderings.

10 MARY FLYNN: Mm-hm.

11 SUZANNAH BIGOLIN: We had questions about the  
12 express -- the frames in the balconies, if some  
13 simplification would help. We did have questions about the  
14 use of fibre cement for the framing elements in terms of  
15 sustainability, but also, we've seen a lot of workmanship  
16 issues with those types of features, and then use of fibre  
17 cement.

18 We had comments about the brick in terms of using  
19 brick details, such as soldier courses and wind tools and  
20 the color palette as well -- the gray and black seems quite  
21 dull. So we agree with Hugh's comments.

22 I think our comments about the brick turning the

1 corner onto the west elevation had been addressed in the  
2 revised renderings presented tonight.

3 And then we had just some suggestions about how  
4 the Hurley Street experience could be improved with  
5 different materials. If the transformer does have to stay  
6 where it is, if that could be better screened.

7 And then some suggestions to the public realm:  
8 Include additional street trees on all streets and whether  
9 the overhead wires on Spring Street could be undergrounded,  
10 if feasible.

11 And we also had a list of sort of additional  
12 application materials that would be helpful to continue the  
13 review. That's a summary.

14 MARY FLYNN: Wonderful.

15 SUZANNAH BIGOLIN: Thank you.

16 MARY FLYNN: Thank you very much. Yeah. You put  
17 a lot of work into that, so we want to be sure we get it  
18 into the record. Thank you. Board members, questions or  
19 other opinions as to whether or not we can make a  
20 preliminary determination? Lou?

21 LOUIS J. BACCI, JR.: Yeah. I think we can make a  
22 preliminary determination. But next time around, I would

1 like to see some better views of the early street façade and  
2 street. Maybe include some screening for that transformer  
3 and so forth. Doesn't seem to be a very clear view of that  
4 area.

5 MARY FLYNN: Okay. Thank you. Ashley?

6 ASHLEY TAN: Thank you. I think -- agree that we  
7 can make the preliminary finding, and I think just in  
8 addition to -- you know, all the details that Suzannah just  
9 pointed out and my fellow colleagues.

10 The other thing: I would like to see a little  
11 more detail about is the -- there seems to be like 20 feet  
12 of what currently looks like a black box on Spring Street.  
13 I know it's supposed to be, I think, according to elevation,  
14 an area for short-term bike parking.

15 So if a little more detail can be provided, and  
16 make sure it's a safe place where people can walk by and  
17 enhance the street experience, I think that would be great.

18 MARY FLYNN: All right. Thank you. Catherine?

19 CATHERINE PRESTON CONNOLLY: Yeah. Just to  
20 reiterate what my colleagues have said, I think this project  
21 is consistent with the City design objectives, and the --  
22 specifically those for this PUD area. So I'm totally

1 comfortable making the preliminary findings.

2 And I agree with Hugh that we do need to look at  
3 kind of what -- how people will actually use the site,  
4 instead of just how we would like them too.

5 And so, keeping in mind, you know, where people  
6 will actually walk and want to enter the building to get to  
7 parking, and those kinds of things are things I'd like to  
8 see better addressed in the subsequent hearing.

9 And I do look forward to seeing the traffic  
10 mitigation package that the applicant is discussing with  
11 Traffic and Parking still.

12 MARY FLYNN: Great. Thank you very much. Steve,  
13 did you have a difference of opinion on the preliminary  
14 recommendation or comments that you'd like to add?

15 STEVEN A. COHEN: No, I have no difference of  
16 opinion. I'm very positive on what I've seen so far, and we  
17 can definitely move to the next step.

18 MARY FLYNN: All right. Thank you. Okay. So it  
19 appears as though we are prepared to make an approval, a  
20 preliminary finding or a determination.

21 To do that, we have to approve the proposal based  
22 on these criteria, and they are included in the zoning

1 ordinance: "Your preliminary Approval of a PUD Development  
2 Proposal" Section 12.35.3.

3 We need to find that the PUD development proposal  
4 conforms with the general PUD development controls and  
5 district development controls, conforms with adopted policy  
6 plans for development guidelines for that portion of the  
7 city, provides benefits to the city which outweigh its  
8 adverse effects, considering quality of site design, traffic  
9 flow and safety, adequacy of utilities and other public  
10 works, impact on existing public facilities and potential  
11 fiscal impact.

12 There are other criteria related to a Project  
13 Review Special Permit and General Special permit. And Jeff,  
14 can you just clarify for me, do we need to make those  
15 findings tonight as well?

16 JEFF ROBERTS: To the Chair, no. There are -- is  
17 no special permit being granted tonight. So you don't need  
18 to make the special permit findings, just the preliminary --

19 MARY FLYNN: -- just the preliminary.

20 JEFF ROBERTS: -- determination.

21 MARY FLYNN: Okay. Thank you. All right. So we  
22 have, then, I think -- does everyone agree that the criteria



1 have been met for the preliminary determination? Just  
2 thumbs up or whatever. Yes. Okay. So we have agreement on  
3 that.

4 So then is there a motion to grant preliminary  
5 approval of the project? If so, would you please state your  
6 name, and then we need a first and a second.

7 STEVEN A. COHEN: Steve, so --

8 TOM SIENIEWICZ: Madam Chair. Oh. Okay.

9 MARY FLYNN: All right. So Tom, let's see --

10 TOM SIENIEWICZ: Yeah, Madam Chair I would move  
11 that the proposal is consistent with the City's Urban Design  
12 goals, and we make that preliminary finding and move to a  
13 second hearing.

14 MARY FLYNN: Okay.

15 STEVEN A. COHEN: And Steve, second.

16 MARY FLYNN: Okay. I would also recommend that we  
17 attach the Staff memo to the preliminary recommendation,  
18 just for the record. So if there are no objections to that,  
19 we can add that to the motion.

20 Okay, so we have Tom and Steve. Could we have a  
21 roll call vote, then, please? Jeff?

22 JEFF ROBERTS: On that motion, this is a motion --

1 if I could sum up all of it, to --

2 MARY FLYNN: Yep.

3 JEFF ROBERTS: -- grant a preliminary  
4 determination based on the findings and to attach the Staff  
5 memo to the preliminary determination for -- so that the  
6 second piece of the preliminary determination is any  
7 requests for additional information that the Planning Board  
8 has to be addressed in the final development plan.

9 MARY FLYNN: Okay. Now, I know in the Board memo,  
10 there are a number of items -- I mean the Staff memo, there  
11 are a number of items asking for additional information.

12 So I think we would want to follow up on all of  
13 those items, plus questions that were asked by the Board  
14 tonight, which haven't been addressed yet and are still  
15 under discussion with City Departments.

16 Are there any other pieces of information that the  
17 Board would like to request at this point?

18 [Pause]

19 Okay.

20 JEFF ROBERTS: Okay. So just -- just to make sure  
21 I'm clear, so we can write this up correctly, so this is to  
22 grant the preliminary determination, which means they'll

1 submit a final development plan, that the request for  
2 additional information would include the attach --  
3 attachment of the Staff memos and the additional comments  
4 and questions raised by the Planning Board this evening?

5 MARY FLYNN: Correct. That's the way I see it.

6 JEFF ROBERTS: Thank you.

7 MARY FLYNN: Okay.

8 JEFF ROBERTS: And that's consistent with the  
9 people that made the -- for the people that made the motion?

10 TOM SIENIEWICZ: That's -- that is consistent with  
11 -- with my motion, yes.

12 JEFF ROBERTS: Okay. Thank you.

13 MARY FLYNN: I saw lots of thumbs up from the  
14 Board members. So.

15 JEFF ROBERTS: Okay. So Tom moved and Steve  
16 seconded? I'm sorry, I'm still catching up on my notes.

17 MARY FLYNN: Yes.

18 JEFF ROBERTS: Tom moved; Steve seconded?

19 MARY FLYNN: Yes.

20 JEFF ROBERTS: Okay. So on that motion, Louis  
21 Bacci?

22 LOUIS J. BACCI, JR.: Yes.

1 JEFF ROBERTS: Steve Cohen?

2 STEVEN A. COHEN: Yes.

3 JEFF ROBERTS: Hugh Russell?

4 HUGH RUSSELL: Yes.

5 JEFF ROBERTS: Tom Sieniewicz?

6 TOM SIENIEWICZ: Yes.

7 JEFF ROBERTS: Ashley Tan?

8 ASHLEY TAN: Yes.

9 JEFF ROBERTS: Catherine Preston Connolly?

10 CATHERINE PRESTON CONNOLLY: Yes.

11 JEFF ROBERTS: And Mary Flynn?

12 MARY FLYNN: Yes.

13 [All vote YES]

14 JEFF ROBERTS: Okay. All seven members voting in  
15 favor.

16 MARY FLYNN: Great. Thank you. Thank you for  
17 helping to clarify that too, Jeff. I appreciate it. And  
18 thank you to the team for your presentation.

19 JAMES RAFFERTY: Thank you, Madam Chair. Thank  
20 you, members of the Board. We look forward to returning  
21 with answers to all those questions.

22 MARY FLYNN: Great. Thank you very much.

1 JAMES RAFFERTY: Goodnight.

2 COLLECTIVE: Goodnight. Thank you.

3 MARY FLYNN: Goodnight. Let's see. It's now  
4 7:55. I would recommend that we just take a five-minute  
5 break and come back at 8:00 to continue with the next agenda  
6 item.

7 (BREAK)

8 \* \* \* \* \*

9 (8:01 p.m.)

10 Sitting Members: Catherine Preston Connolly, Mary T. Flynn,  
11 Louis J. Bacci, Jr., Steven A. Cohen, Hugh  
12 Russell, Tom Sieniewicz, and Ashley Tan

13 MARY FLYNN: Okay. I think we can get started.

14 Alright. So the next item on our agenda is Design Review of  
15 improvements to the Lechmere Canal Park associated with Case  
16 PB-364, a PUD special permit for redevelopment at the  
17 Cambridgeside site in East Cambridge.

18 First, CDD Staff will begin by summarizing why  
19 this is before us. Then the applicant will present the  
20 design, and then we will take public comment. After that,  
21 the Planning Board will discuss the proposal and -- oop, and  
22 yes, and make a -- oh, I'm sorry, I'm on the wrong one. I

1 apologize.

2 Yeah, am I -- I'm getting confused, I apologize.

3 Oh, no, I'm on the right one. It's the preliminary  
4 determination that's messing me up. But anyway, if you want  
5 to just explain, Jeff, that would be helpful.

6 JEFF ROBERTS: Thank you. I'm happy to do that.  
7 And I apologize if it wasn't civic-minded as clearly as it  
8 could be.

9 So this is related to a PUD special permit case  
10 that was granted in 2021. It involves the construction of  
11 four new buildings that are attached to the core mall.

12 And the Board has granted design approval for the  
13 four buildings, and two of those are under construction in  
14 the first phase of development.

15 So the requirements of this PUD special permit  
16 include improvements to Lechmere Canal Park. That is a  
17 public open space that was created during the original  
18 development of the mall site.

19 These open space improvements are subject to  
20 Planning Board Design Review and are meant to be completed  
21 along with this first phase of development that's underway.

22 So CDD's Urban Design Staff have been reviewing

1 this proposal. They submitted a memo with some comments.  
2 Erik Thorkildsen from Urban Design team here is present to  
3 discuss those.

4 And the Board's action is to approve the design as  
5 shown or to request changes or additional study to be  
6 brought back to the Planning Board at a future time.

7 Thanks.

8 MARY FLYNN: Thank you very much. Appreciate it.  
9 So this evening, the applicant is being represented by Mr.  
10 John Twohig. Mr. Twohig, you'll have up to 30 minutes for  
11 your presentation. But please be as concise as possible.  
12 The Board can grant additional time at our discretion. And  
13 please introduce any other members of your team who will be  
14 presenting and begin.

15 JOHN TWOHIG: Madam Chair, thank you very much.  
16 Members of the Board, thank you for having us. This is, as  
17 Jeff mentioned, part of our approval was to reimagine,  
18 restore Lechmere Canal Park.

19 As you mentioned, my name is John Twohig. I'm  
20 here with Sarah Lemke, also from New England Development.  
21 From Elkus Manfredi we have David Manfredi and Brian  
22 Roessler. From the IBI group, which is formerly Carol

1 Johnson's group -- landscape group we have Chris Jones.

2 We also have with us tonight if needed from Tetra  
3 Tech, who's our Civil Designer, Bob Daylor and Sara White,  
4 who focused on drainage and related issues. And then we  
5 also have Tim Sullivan from Goulston & Storrs.

6 I think really the presentation in order to keep  
7 it concise: As you mentioned, Madam Chair, would probably  
8 primarily be given by myself and Chris Jones, because this  
9 is really, obviously, heavily landscaped presentation.

10 So, Swaathi, if we could go to the next slide?

11 A little bit of introduction. As I mentioned,  
12 Jeff talked about 364, which is our Planning Board approval.  
13 We're going to talk a little bit about Canal Park.

14 Very briefly, we'll just give you a quick at the  
15 end project update. Sometimes people like to hear about a  
16 project, sort of where are we at with the various community  
17 benefits -- and then we'll conclude. But the bulk of our  
18 presentation will be focused on the improvements and  
19 restoration that we have for the park.

20 Swaathi, if you could go to the next slide,  
21 please?

22 Just a little bit of a reminder of the site plan,



1 not the anyone really needs it, but if you look at what's in  
2 purple, 60 First Street, the former Sears building, 20  
3 Cambridgeside, former Macy's building -- both are moving  
4 towards completion end of this year, beginning of next year.

5 We did recently get a Design Review from this  
6 Board for First Street, which are the residential building  
7 and the commercial building in the center.

8 Canal Park is the next thing, which obviously is  
9 before you tonight. You know, we remain very excited about  
10 the project, what it brings, how it promotes to East  
11 Cambridge that activity and vitality that was talked about  
12 in some of the earlier presentations that you had.

13 So that's just a reminder on really where we're at  
14 with Cambridgeside 2.0.

15 Swaathi, if you could go to the next slide?

16 A little bit about Canal Park: We have spent  
17 about 18 months. I would say it's active engagement.  
18 Certainly has been. We had formed, if you remember, the  
19 Board wanted to be sure that we'd have a committee formed,  
20 which was made up of Staff and neighborhood. We did that --  
21 several meetings with them, site walks and the like.

22 Obviously, we've met with our neighbors on Thomas

1 Graves' Landing and 1 First. We've met with DCNR because  
2 part of this project, and especially the piece under the  
3 bridge, is with DCNR. So we've met with them and  
4 coordinated with them.

5 Obviously, meeting with Staff, I can say Erik and  
6 Jeff and Suzannah and others have been great to talk through  
7 a lot of the Canal Park issues. Obviously, meeting with  
8 ECPT. We've had several presentations and, you know, robust  
9 input from them. City arborists we've met with about tree  
10 quality. We're going to show you a little bit of the tree  
11 plan tonight.

12 Obviously, the Joint Advisory Transportation  
13 Committee on Peds and Bikes and Cara's group, we've met with  
14 them. DPW, we've met with DPW to outline for example what  
15 bricks need to be replaced, how to improve the drainage  
16 system -- you know, other commentary, you know, what should  
17 the surface be around the park, which you'll hear a lot more  
18 about that tonight, right around the Canal.

19 We did hit and have a series of meetings and site  
20 walks with the Conservation Commission, which did culminate  
21 in an approval on January 23, where they approved the Canal  
22 Park improvements.

1           So that's really what we've been working on for  
2 really a series of many months, literally processing  
3 hundreds of comments and individual letters and condo  
4 association letters and ECPT letters to try to bring forward  
5 this project.

6           I'd say the principles and objectives really have  
7 been -- and I think it's important just to focus on it --  
8 you know, preserve the original park design.

9           People love it. They want to be sure that -- you  
10 know, one of the things that they said, "Could you make  
11 these improvements bring it into current compliance, but  
12 make it look like you never touched it?" That was one of the  
13 comments.

14           Certainly the -- you know, improve accessibility.  
15 And obviously, accessibility has been in Rachel's group, and  
16 she has been involved in several of these meetings.

17           Restore the hardscape, restore the furnishings.  
18 Make it all look better, restore the gazebo, for example,  
19 which used to have an etching on each one of the windows  
20 that was a reflection of the past for the industrial past of  
21 Cambridge. And we were able to actually get those original  
22 drawings, and that will be part of the restoration.

1           Make the lighting consistent. It was floodplain  
2 and floodlighting and other things that really didn't make  
3 the lighting -- and make it safe, so that when people walk  
4 through there at night. Make the connections safe.

5           And obviously, you know, focus on making it a  
6 healthier environment, whether that involves playground  
7 space or the ability to be able to make the connection.

8           So those were a lot of our principles and  
9 objectives that Chris will do a much better job than I could  
10 do in going through.

11           Swaathi, if you could go to the next slide?  
12 Everybody obviously knows this space. But as I've  
13 mentioned, you know, focusing on -- and this is just really  
14 some of the existing conditions -- you know, the mall edge,  
15 the bridge, the gazebo area, the lawn area, the fountain --  
16 those were all areas that we focused on.

17           We're going to show you a slide of the first and  
18 most important six areas of focus that we've had. Swaathi,  
19 if you could go to the next?

20           I thought it was helpful here. We literally got  
21 hundreds of comments over the period of time. And I  
22 mentioned a little -- a few of these, but I wanted you to

1 know where our sort of design focus has been and why.

2 You know, keep the park true to Carol Johnson's  
3 original concept and, you know, connecting to the water with  
4 a big comment. Friendly, inviting to everyone.

5 Safety as it relates to lighting. Restore some of  
6 the original lighting in the fountain and some of the other  
7 areas. Get rid of the floodlights, I mentioned. Even out  
8 the light levels. Repair the gazebo. Work on the  
9 Nevergreen tree and the existing furniture to make that  
10 better.

11 Selectively add seating as appropriate. Make it  
12 accessible, make it code compliant. A lot of the dollars of  
13 the commitment that we made are related to that. Chris will  
14 speak to that.

15 Making the lower Canal walk an all-season surface.  
16 I think everybody has talked about the stone dust, the stone  
17 dust not draining properly -- there was no drain system that  
18 was put in for it, and how that can be done. And at the  
19 same time, repair the brick and the concrete paving.

20 You will hear tonight -- and I'm going to stop  
21 there for just a minute -- I think people will say, and you  
22 never want to presuppose what people will say -- that a lot

1 of great things have happened from this process, and a lot  
2 of great input.

3 I think the two things that you'll hear from the  
4 neighborhood and others that people are concerned about and  
5 Staff and others: "What are you going to do about the stone  
6 dust path, and what are you going to do about the Bluebike  
7 location?" Those are two things that you're going to hear.

8 You're going to hear about the play structure.  
9 More opportunity for that, which is something that we are --  
10 Chris is going to speak to. Adding seasonal color, but also  
11 maintaining the year-round greenery. A lot of time was  
12 spent on that.

13 And then prioritizing pedestrians throughout the  
14 park was one of the comments that heard, but we also heard  
15 about, "Remember this is for everyone" as it relates to, you  
16 know, bicycles and families and different things that are  
17 there at the park.

18 So that gives you a sense of -- and again, it's  
19 just a sense from hundreds of letters, but these were themes  
20 that we all took away from as we move forward.

21 And then Swaathi, if you could go to the next  
22 slide, I'm going to turn this over to Chris now, who really

1 will focus on the areas.

2 But as we went through all of this process, people  
3 identify almost uniformly the areas of our -- that we should  
4 focus on, the Mall edge, fixing pavers, fixing the railing,  
5 and doing things; how you relate to when you come in from  
6 Thorndike, which is Area 2 on this map.

7 3, the area of the lawn. How could you smooth  
8 that out and make that experience better? Area 4, the play  
9 area, don't get rid of the piece that's there, the play  
10 structure that's there, but how can you supplement it and  
11 working with Erik and others, how can you gate it, how can  
12 you make it better, how can you have furniture related to  
13 it? How's that all work?

14 Area 5, the Thomas Graves' Landing, the area that  
15 overlooks. And I'm skipping the gazebo for a minute, but  
16 that's sort of back in that area 6, which is sort of a  
17 landmark. But that's something that Chris will speak to.

18 And then finally, area -- what we call, "Area 6" a  
19 lot, which I here labeled, "landmarks." But it's really the  
20 area under the bridge, both sides. How do you make it safe?  
21 How do you make it clean? How do you make it well-lit?

22 Those are the things that were the constantly

1 recurring themes that came from all of these meetings. And  
2 I think anybody who uses this park knows this park, would  
3 appreciate that.

4 So keeping on this slide, I'm going to turn it  
5 over to Chris to sort of walk you through. And I hope I've  
6 given you a little bit of sense of what people had to say,  
7 what they were focused on, and then what we went to work on  
8 in trying to be responsive.

9 So Chris, I think I'll turn it over to you.

10 CHRIS JONES: Thanks, John. You did a pretty  
11 spectacular job describing pretty much everything we're  
12 doing. So the remainder of the slides I'll walk you  
13 through. We'll sort of drill into the graphics, and I'll be  
14 able to explain a little bit more detail about the elements  
15 we're proposing.

16 Really did at the end of the day, as John said,  
17 come down to preserving the character of the park, the  
18 original historic design that Carol put forth, and finding  
19 ways to improve upon spaces based on the way people use  
20 space today or needs changing, and doing it in such a way  
21 that you wouldn't notice any change or that it felt like it  
22 was always meant to be that way.



1           And that was something Carol always said: "A  
2   successful design, people should walk in and say, "It was  
3   always meant to be this way."

4           So any change we make, we're hoping that is also  
5   the response from the community.

6           The collective improvement of designs breaks down  
7   into really two categories.

8           One, as John just described, these targeted  
9   improvement areas, which are a little bit more intensive  
10   edits to resolve issues with accessibility or make spaces  
11   more accessible for flexibility of use. And to provide key  
12   restorations.

13          The other part of that is really park light  
14   improvements. And those are things related to bringing the  
15   park up to today's codes from the standpoint of universal  
16   accessibility, fixing bricks that are settled or curbs that  
17   are out of alignment. Really just sort of tidying up things  
18   that have aged over the past 30 years.

19          So if we go to the next slide?

20          Parkwide improvements I'll touch on. John  
21   mentioned lighting parkwide is to take a look at all the  
22   existing light fixtures throughout the park, upgrade the

1 bulbs within those fixtures so that we're using the most  
2 energy-efficient and best-performing lights to cast light  
3 where it needs to be without the use of sort of modified  
4 reflectors to keep light from shining in places, we don't  
5 want it to remove lighting like the flood lighting that was  
6 added later.

7           Once the original fountain lighting had  
8 diminished, flood lights were added to not only shine onto  
9 the fountain, but also to sort of help cast into the dark  
10 zones that occur.

11           And I think people who use the park know that  
12 there are some spots that are a little darker than what  
13 would be desired.

14           So from a perspective of safety, incorporating new  
15 lighting, both what we call the moon lighting within the  
16 trees that are cast in the evening below throughout the  
17 park, without adding a lot of extra fixtures.

18           And the other components are just refreshing  
19 lighting at key elements like VISI -- I'm going to touch on  
20 that on a future slide.

21           The parkwide improvements, refreshing the  
22 landscape and planting itself, the fixtures and furnishings

1 means simply just painting the benches, restoring the wood  
2 on the benches, the tables and chairs and other components,  
3 and taking a good, close look at the plantings throughout  
4 and preserving as much of the Nevergreen, we heard that loud  
5 and clear.

6 But incorporating some color and accents so we  
7 have four-season interest throughout the park.

8 And then the general safety of mobility through  
9 the park is, you know, fixing low spots on the brick or  
10 loose bricks, bringing the lower canal walk up to a four-  
11 season, durable material.

12 And I'll touch upon that, and improving general  
13 accessibility like handrails, guardrails and the like  
14 throughout the park so that they meet today's codes.

15 Next slide?

16 I really touched on the lighting, and this slide  
17 illustrates the preservation of the existing light fixtures,  
18 the Shepherd's Crook Lechmere fixture throughout the park,  
19 refreshing the paint on them, fixing the fixtures, and then  
20 I mentioned removing the floodlights and providing a level  
21 of even, consistent lighting throughout the park.

22 Next slide?

1           This just gives you a sense of what that might  
2 look like at night, making sure we have adequate light at  
3 the stair and ramp transitions at Thorndike and the Mall  
4 entry.

5           You can see this nice glow of the -- of lighting  
6 on the gazebo. Some of that lighting is a little outdated,  
7 and we're trying to refresh that with new technology that  
8 keeps the original spirit of the -- of the design.

9           A key element, obviously, new technology that  
10 allows us to uplight the fountain in a way that the beading  
11 water won't destroy the fixtures, which they did, but 30  
12 years ago without that technology. And then the even,  
13 consistent lighting of the moonlighting through the trees  
14 that exists in the park.

15           Next slide?

16           The landscaping: Again, I think we've seen over  
17 the years that it has become a little less diverse in its  
18 plan. And it's predominantly a lot of use. There's been  
19 infill of hasta in areas where there's shade issues.

20           And we've taken a close look at preserving that  
21 existing vegetation, but also, as I mentioned, enhancing it  
22 through the incorporation of both woody and perennial

1 plantings and grass, as they provide that seasonal interest.

2 As I mentioned, painting the rails, bringing the  
3 rails up to code at Thomas Graves' Landing. That's the  
4 image you can see that the rail proposed is a guardrail,  
5 because the fall for (sic) changing grade is greater than 30  
6 inches, and the code required that to be a guardrail  
7 condition today, versus an open rail, which is what exists.

8 So elements like that and the furnishing of tables  
9 and chairs all refreshed as part of this.

10 Next slide?

11 From a standpoint of existing vegetation, we're  
12 really not removing or proposing removal of a single  
13 existing tree. But we are through discussions with the  
14 arborist monitoring some of the trees just to make sure that  
15 they continue to be healthy.

16 In particular, the Thomas Graves' Landing trees  
17 are probably the smallest of the mature trees within the  
18 shade tree category, and it's because they were planted in a  
19 -- a field of brick pavers. So we're going to look closely  
20 at that and monitor those trees, do some deeper  
21 fertilization, try to incorporate some additional soil  
22 around the trees to see if we can help them along and give

1     them a better environment to thrive than what they have  
2     today.

3             We are adding additional trees, and in the  
4     instance of the Great Lawn, there's a missing tree that was  
5     lost at some point, so we're adding a tree at the Great  
6     Lawn.

7             And we're also incorporating some trees along One  
8     Canal to create that great backdrop, because the park was  
9     built before One Canal and Two Canal were in place. And so,  
10    those buildings really -- and the landscape around them  
11    couldn't really be defined clearly as maybe it can be today.

12            Next slide?

13            The safety and accessibility improvements are  
14    fairly significant but incorporated in a way that they feel  
15    as though they were within the spirit of the original  
16    design. I mentioned just generally resetting the bricks,  
17    keeping the pavement -- the brick pavement patterns that are  
18    in place today, but shoring all that material up.

19            Repairing the broken and cracked sidewalks that  
20    are underneath the bridge at Land Boulevard, cleaning that  
21    up, power washing the brick, the sidewalk, the concrete that  
22    is in good shape, try to provide a clean, consistent

1 environment through there.

2 We're also incorporating at the Thorndike  
3 connection between the upper and lower Canal walk a bike  
4 rental so that those with bikes can walk their bikes up and  
5 down thorough that connection.

6 The ramps themselves are being doubled in width  
7 and being sort of contained within the new planting beds, so  
8 that we provide a clear separation of movement between those  
9 using the access ramps and those using the stairs.

10 And then you'll see this on a future slide:  
11 installing a full drainage system at the lower Canal walk to  
12 solve the standing water conditions.

13 Next slide?

14 This is a busy slide to look at. But it shows you  
15 there are multiple ways to circulate and connect through the  
16 park. And that circulation is key, and in the time that has  
17 transpired over the years, a lot of those connections no  
18 longer meet code -- specifically the Thorndike Way  
19 connection I mentioned, and the Mall edge connection.

20 The ramps are in excess of maximum slopes, and so,  
21 both of those is these images on the lower left you see by  
22 the reconstruction of those stair and ramp connections.

1           They are including, or allowing this to  
2   incorporate additional green space, because they're in  
3   existing trees. You can see in the image on the lower right  
4   the ramp connection today with the disappearing stairs and  
5   sort of blended ramp. That ramp is about 4' in width at its  
6   narrowest point, and we are widening that to 8' constant.

7           So it's a much more generous and multiuser  
8   circulation than it is today.

9           The other key connections in here are preservation  
10   of the existing bike parking, which are the sort of red  
11   circles you see what the numbers in it. And the  
12   appropriation is per the agreement a Bluebikes station,  
13   which is located at the 27 -- you see there 2 Canal, which  
14   is right at the edge of the park, but provides an ideal  
15   location for solar gain, which the Bluebikes stations needs  
16   to function properly.

17           Next slide?

18           Lower Canal Walk: John mentioned this. This has  
19   probably been the most discussed topic over the past 18  
20   months. The images on the left show you the problems we  
21   have today with stone dust. It has a wonderful sort of  
22   texture and gritty sound to it, and all the feel of a nice



1 trail, but it gets soggy. It holds water, and it doesn't  
2 allow for snow removal in a way that is providing for year-  
3 round access.

4 The path is level. It doesn't have any pitch to  
5 drain. There's no drainage on the system. And through much  
6 research and discussion, we came to the conclusion that the  
7 very best, durable, year-round service that we could choose  
8 would be to go with a bituminous concrete, but to  
9 incorporate in the top course layer of that a dry mix,  
10 colored aggregate to essentially achieve the original color  
11 that we see in the red stone dust today.

12 In addition to that, we're providing a 1 percent  
13 cross-load from the outer edge of the Lower Canal Walk to  
14 the seawall edge, or the Canal Wall edge.

15 And that yellow image you see along the back of  
16 the -- of the seawall is a slot drain that will capture the  
17 water, and then convey it into a perforated underdrain  
18 system below the Walk.

19 This solution, working through it with Tetra Tech  
20 and looking at the material that we're proposing, we feel  
21 we're really going to get a truly durable year-round surface  
22 that can be plowed, can be maintained through the winter,

1 and ensure that all users have access to that lower path  
2 throughout the seasons.

3 Next slide?

4 Some of the target improvements: John really  
5 already touched on these, but you know the gazebo itself, it  
6 does need paint and lighting and as I mentioned,  
7 incorporating -- reincorporating the etchings. You'll see  
8 these in a series of slides here.

9 The enhancement of the Great Lawn for  
10 accessibility, programmability and mobility.

11 The playground: A significant upgrade to the  
12 playground; the equipment and the surface materials.

13 Next slide?

14 The gazebo, as mentioned: This really -- it was  
15 funny, I found this image in the upper right. It's a little  
16 -- tiny little model Carol built that was -- shows a person  
17 standing inside the gazebo looking up at the curved glass  
18 with the etchings.

19 The etchings, I think, I'm not sure when they were  
20 moved. They're a vital product, and our goal is to restore  
21 those onto each of the panels to paint that and light that  
22 the way it was originally intended.

1           And then to look at some of the other key elements  
2     like the Nevergreen tree, refresh that piece that exists in  
3     the park.

4           And to, as I mentioned, improve the lighting for  
5     the fountain and look at opportunities to create a canvas,  
6     such that the abutments under the bridge can function as --  
7     some type of art piece, all with the intent of improving the  
8     safety of that connection.

9           Next slide?

10          I mentioned the Great Lawn. For those of you who  
11     know, the Great Lawn on two sides is really cut off by a  
12     railing. It's more of a decorative railing, and our  
13     proposal is to remove that railing and allow  
14     multidirectional access to the Lawn.

15          The Lawn also is sort of a mounded slope.  
16     Because, as I mentioned earlier, 2 Canal Park really wasn't  
17     in place at the time, so it was sort of left as a back edge  
18     to be -- I think refined as things filled in. And that time  
19     is now.

20          So we want to look at leveling off as much of the  
21     lawn as possible, resodding that lawn, and making it a space  
22     that can be used for play and performance and other

1 activities and providing connectivity by dropping a section  
2 of the curb and allowing for wheelchair or limiting mobility  
3 access to the Lawn itself.

4 This image on the lower left shows you how we  
5 located the Bluebikes along the edge of the park, I think  
6 just in front of 2 Canal. That is probably the one location  
7 anyway that we could find that would provide enough solar  
8 gain for the Bluebikes to function properly, and worked with  
9 Lyft in the city to determine that that was the ideal  
10 location.

11 Access for Bluebikes can occur at the loading on  
12 the right side of 2 Canal, and then bikes can be circulated  
13 in from that location.

14 Next slide?

15 The playground itself you can see on the top image  
16 the existing structure -- not the original structure, but  
17 today's existing structure. It sits in a hole. The  
18 original design didn't factor in universal access.

19 And so, the proposed design looks at leveling out  
20 the connectivity end of the park so that we have total  
21 universal access and expanding the play area, such that we  
22 can incorporate more than just one play piece, and then

1 enhancing the total perimeter of the park -- plantings,  
2 trees, to really create an enriched and vibrant play space  
3 for a larger variety of users.

4 Next slide?

5 This shows you a plan view. The area in brown  
6 that you see in this plan is the expanded area of safety  
7 surfacing material, using earth tones and neutral colors to  
8 really not be sort of too in your face, be more nature-  
9 based.

10 And then the next slide you can see the addition  
11 of several new play pieces -- again, all built around sort  
12 of a nature-based theme and relocating the existing play  
13 piece a little bit to the upper right corner.

14 Next slide? And I think our last slide before  
15 moving on to update.

16 Shows you just an overview of how we're playing  
17 with sort of a two-tone color of safety surfacing, a little  
18 bit of play with grade change to provide some vertical  
19 interest and challenge for the children using the space, and  
20 like I said a mix of sort of wooden-based elements that  
21 provide a real sort of nature-themed environment in the  
22 plantings throughout.

1           We're also incorporating a gated and fenced  
2   environment, so we have safety and access seating within the  
3   playground and seating outside, which is just out of view of  
4   this perspective.

5           And with that, I think I will next slide hand it  
6   back to John.

7           JOHN TWOHIG: Thank you, Chris. Madam Chair, we  
8   just have a couple of minutes left and don't want to take  
9   any more of our time. But just so people can touch on a  
10   couple of things, because it is related to if we go to the  
11   next slide the project itself.

12           This gives you a sense of 60 First Street that you  
13   saw pictures from a few weeks ago on your left and 20  
14   Cambridgeside on your right from a construction standpoint.  
15   Again, just to kind of put it all in perspective.

16           And then if we could just go to the next slide.  
17   People often ask us, because it is related to the Planning  
18   Board special permit, sort of, "Where are you at with a lot  
19   of the community benefits?" And I think we've already done  
20   one of our east end house payments, another one coming  
21   towards the end of the project.

22           Continuing to work with TP&T on First Street

1 Corridor Study, Tree Fund, the arts, scholarships, all of  
2 those things in place. I think it's sometimes helpful if  
3 the Planning Board after you approve something to get a  
4 little sense about where we're at as far as continuing to  
5 coordinate.

6 And then finally, if you go to the next slide,  
7 Swaathi, a little bit of (sic) schedule -- I mean, correct  
8 me this year, obviously, design and review of the Canal  
9 Park, we want to construct the park this spring and summer,  
10 so we can get that ready.

11 We anticipate completing 60 First Street towards  
12 the end of this year, and then beginning of next year you'll  
13 see 20 Cambridgeside being completed.

14 And then if we could just close out with the next  
15 slide, you know, we certainly feel that this is very  
16 consistent.

17 Again, I hope people feel that we've been  
18 responsive, and have come up with some great design. I'm  
19 sure there will be discussion tonight about some stone dust  
20 and the pathway and other related items. But -- which are  
21 very serious, and we take seriously and obviously need your  
22 input and guidance.

1           This is a public park. We've done the best we can  
2   to sort of design it with -- with a lot of input. You know,  
3   we feel it complies. But again, thank you and Madam Chair  
4   we'll stop there and turn it back to you.

5           MARY FLYNN: Well, thank you very much. We  
6   appreciate the presentation and it's also very clear that  
7   you have had many, many discussions with people on this  
8   design. So I appreciate all the time and effort put into  
9   it.

10          We're now going to move on to public comment.  
11   This is not a public hearing, but the Board takes comments  
12   for these Design Review items. Any member of the public who  
13   wishes to speak should now click the button that says,  
14   "Raise hand." If you're calling in by phone, you can raise  
15   your hand by pressing \*9.

16          As of 5:00 p.m. yesterday, the Board had  
17   received 13 written communications on this case. Written  
18   communications received after 5:00 p.m. yesterday will be  
19   entered into the record.

20          We'll begin public comment tonight by recognizing  
21   Robert Mack, who requested in advance to speak on behalf of  
22   three people per the Planning Board rules. Mr. Robert has



1 requested up to nine minutes to speak.

2           So I'll now ask Staff to unmute speakers one at a  
3 time. Please begin by stating your name and address. After  
4 that, you'll have up to three minutes to speak before I ask  
5 you to wrap up.

6           And I would also appreciate if -- if people have  
7 already made the points that you are interested in making  
8 this evening, it's not necessary to repeat everything that's  
9 been said before, but you can clearly just indicate that you  
10 agree with the previous speakers.

11           Jeff, can I turn it over to you now, please?

12           JEFF ROBERTS: Yes. This is Jeff. And so, as you  
13 noted, we're going to start, as the Chair has recognized,  
14 Robert Mack, who's speaking on behalf of a group. So you  
15 can unmute yourself and begin speaking. And please  
16 introduce yourself and describe the group that you're  
17 speaking on behalf of.

18           ROBERT MACK: Yes. This is Robert Mack. I'm a  
19 resident at 4 Canal Park, which is Thomas Graves' Landing.  
20 It's a 163-unit condominium, which is one of the largest  
21 abutters to the park directly on the north side of the  
22 Canal.

1           I was asked to speak today. I'm certainly not  
2 going to use the whole nine minutes. I was asked to speak  
3 today by the Board of Thomas Graves' Landing, and on one  
4 specific point, which is to oppose blacktop on the lower  
5 path.

6           And if I understand correctly, the reference was  
7 to -- a change to that proposal to integral colored  
8 aggregate asphalt. And I assume that's a reddish integral  
9 colored, not some other color.

10  
11           But if it's a reddish color, that's exactly what I  
12 was asked to speak to tonight. I'm going to just state the  
13 reasons briefly. The reasons were to be consonant with the  
14 terra-cotta color scheme of Carol Johnson's original design.

15           The brick pathways, the brick buildings, and the  
16 stone dust path all work well together. And a color that's  
17 in that color range on that lower path would continue to  
18 preserve that aesthetic feel.

19           The drainage is great. The pitching is great.  
20 And the only other issue we had -- the reason we were  
21 concerned about color -- is that a fair blacktop path would  
22 send the wrong message to cyclists -- would say to cyclists,

1 "This looks like a bike path, a dedicated bike path."

2 And we're concerned that all the pathways in the  
3 park remain safe for pedestrians, including the elderly,  
4 including people with strollers or small children, and  
5 bicyclists can use the paths, but they should not be  
6 encouraged to treat it as a fast thruway.

7 And that's really the only thing we have to say.  
8 Thank you very much for your time.

9 JEFF ROBERTS: Thank you. So I will then proceed  
10 with the rest of the speakers. It looks like we have many  
11 of them, so I'm going to read the next name, and then the  
12 one after it, so that you're -- you're prepared.

13 So the next speakers will be Christopher Cassa,  
14 who is followed by Alfred Fantini. And you can unmute  
15 yourself, begin with your name and address, please.

16 CHRISTOPHER CASSA: Hi there. This is Chris  
17 Cassa. I'm from 103 Gore Street. So I live a few blocks  
18 away from here. I use the path often. But I'm here tonight  
19 to share comments from a joint letter, which includes seven  
20 community organizations.

21 The groups care deeply about the riverbank, open  
22 space, walkability, bikeability, and they include the

1 Charles River Conservancy, WalkBoston, Cambridge Bike  
2 Safety, Livable Streets Alliance, MassBike, Memorial Drive  
3 Alliance, and the Boston Cyclists' Union.

4 And they represent collectively over 10,000  
5 members. They care about pretty diverse things, but most  
6 uniformly they want to make sure that this path is  
7 accessible and is admitted a good connection for many people  
8 of, you know, varying abilities to be able to use the park  
9 on foot, and also strollers, wheelchairs, et cetera.

10 So the letter reads, "We are excited about the  
11 redevelopment of Canal Park, a public space and important  
12 transportation connection. There has been limited public  
13 engagement to the broader community."

14 So, you know, I'm going to note here there have  
15 been many meetings with the ECPT, but there have been no,  
16 meetings with parents. There are no meetings with  
17 bikeability or walkability to pedestrian organizations.  
18 There were presentations to the different Boards, but, you  
19 know, much of the feedback was only integrated at the very  
20 last moment.

21 And so, I want to -- I want to say that we really  
22 don't feel heard until the very end. I have to very much

1     applaud the decision to go with the integral-colored terra-  
2     cotta asphalt. But this has not been the best public  
3     engagement for a public park.

4             So the letter goes on to read, "As a public park,  
5     Canal Park must meet core accessibility needs and provide  
6     equitable and inclusive access for all. We ask that the  
7     Planning Board require the use of an integral-colored terra-  
8     cotta asphalt and require year-round requirements for path  
9     maintenance for this key connection."

10            The challenge with the path surface, going with a  
11     granular material such as stone dust: Even if it has Stain  
12     Block or an organic binder to keep it together, that's the  
13     alternative that was considered, even until just a few weeks  
14     ago.

15            And that material just does not drain sideways at  
16     a one-degree slope. So sometimes we're asking for water to  
17     move magically sideways over 15 feet from where those paths  
18     are to go all the way into the side drain. And it's just  
19     not feasible.

20            So we need a firm, robust material that will drain  
21     well all year round, and as the Thomas Graves' Landing group  
22     said, they don't want blacktop, but they're happy to see an

1 integral-colored red asphalt.

2 And so, I think this is the right decision, and  
3 it's critical that we make sure that this connection is  
4 accessible year-round.

5 And I don't know if it's possible to put any sort  
6 of requirement on the developer to keep this path clear --  
7 you know, every day of the year, but I think it would be  
8 very, very helpful for the community to be able to use this  
9 connection.

10 We also support the placement of the Bluebikes  
11 station, which I understand is established and set now.  
12 Thanks so much and have a good night.

13 JEFF ROBERTS: Thank you. The next speaker is  
14 Alfred Fantini, who will be followed by Marlene Lundberg.

15 ALFRED FANTINI: Oh, thank you very much. My name  
16 is Alfred Fantini. I live at 4 Canal Park. I actually was  
17 the first person to move in there when the occupancy permits  
18 were issued, and I'm a lifelong resident of Cambridge.

19 I wanted to say that I served on the Advisory  
20 Committee, and I have to say that I found New England  
21 Development willing to meet with any groups that wanted to  
22 meet, whether they met with people, you know, in Thomas

1 Graves' Landing, they met with the East Cambridge Planning  
2 Team, they met with neighborhood groups. They were totally  
3 available to meet with anybody in the past. I know that  
4 they've never said no to anyone.

5 And so, I think they've gotten to a good place  
6 with this park.

7 I also want to say that I support the letter from  
8 the East Cambridge Planning Team, and I just want to say  
9 that bringing life to First Street is really important.

10 I'm a walker, I'm out at night at 10:00 at night  
11 on First Street. It really needs to be revitalized -- you  
12 know, needs to be built up. And the presentation before  
13 this also speaks to that issue as well.

14 So it would be good to see a major street in  
15 Cambridge have life brought to it. So I totally support  
16 their efforts. I found -- I found New England Development  
17 to be really professional and really always trying to get to  
18 yes, always trying to get to an agreement.

19 And then I'll just say that I have a letter from  
20 the General Manager of the Kempton Hotel, which is --  
21 basically abuts the area.

22 And I'll just read the last slide in his letter,

1 which basically says, "New England Development improvements  
2 to Canal Park will dramatically improve the Park and are  
3 deserving of the Planning Board support."

4 I hope that you support this, and I thank you all  
5 for your work. Thank you very much.

6 JEFF ROBERTS: Thank you. The next speaker is  
7 Marlene Lundberg, who is followed by Alan Greene.

8 MARLENE LUNDBERG: Good evening. This is Marlene  
9 Lundberg at 4 Canal Park. I'm extremely pleased to hear  
10 that the developer is looking to put in terra-cotta colored  
11 asphalt.

12 I'm still concerned, though, that going forward  
13 that the additional cost of the color could lead to a  
14 pullback from that, and I have some ideas, some more  
15 creative solutions than what's currently on the table.

16 For example, if the reddish asphalt is become --  
17 is too expensive, possibly the City could help with costs,  
18 in order to protect the heritage of this park.

19 Secondly, should the integral color not be  
20 permitted, we could use a terra-cotta colored sealant. The  
21 blacktop has to be sealed within six months, and then  
22 resealed every few years. I don't know if a terra-cotta



1 sealant is available, but we could look into that.

2 And then third, should we not get interval color,  
3 another solution would be a periodic coating with a terra-  
4 cotta-colored epoxy or thermoplastic coating every few  
5 years. I've found at least one place that sells that, and I  
6 have some cost data on it. This coating is supposed to  
7 provide 20 times better performance than paint.

8 So these are just some alternatives, should we  
9 have to turn that direction. And I thank you very much for  
10 the ability -- the time to speak.

11 JEFF ROBERTS: Thank you. The next speaker is  
12 Alan Greene, who's followed by George Summer.

13 ALAN GREENE: Hi. Can you hear me?

14 JEFF ROBERTS: Yes.

15 ALAN GREENE: Okay.

16 MARY FLYNN: Mm-hm.

17 ALAN GREENE: My name is Alan Greene, and I live  
18 at 82 Fifth Street in East Cambridge. And I'm going to  
19 limit myself to the presenter's stated aim for prioritizing  
20 pedestrians throughout the park.

21 I'm in favor of keeping the stone dust as it is,  
22 be it establishes a contemplative atmosphere. It

1 establishes color balance and sound dampening and is natural  
2 in effect and actuality -- a natural product.

3           The so-called problems that it has relate to  
4 drainage and routine maintenance. If these are introduced  
5 to maintain and correct the drainage, the problem goes away.  
6 So please, at least before you introduce the asphalt, try  
7 the drainage solution first to see if the stone dust will be  
8 okay.

9           Bituminous concrete, or otherwise known as  
10 "asphaltum" would be light absorbing, increasing heat in  
11 summer, and would change the Lechmere Canal's character  
12 considerably.

13           Stone dust reflects light, rather than absorb it.  
14 With proper drainage, it would absorb water rather than  
15 light and deflect water, in keeping with the City's desire  
16 that rainwater should be absorbed, rather than allowed to  
17 run off.

18           Introducing a Bluebikes station in the park it  
19 seems like, as proposed, effectively guarantees that the  
20 area will be overrun with bicycle riding and runs entirely  
21 contrary to the presenter's stated aim for prioritizing  
22 pedestrians throughout the park.

1 I would ask that that Bluebikes station be  
2 reconfigured somewhere along First Street or closer to the  
3 Lechmere Station where it belongs. Thank you very much for  
4 your time.

5 JEFF ROBERTS: Thank you. The next speaker is  
6 George Sommer, who's followed by Mark Boswell.

7 GEORGE SOMMER: Hi, can you hear me okay?

8 JEFF ROBERTS: Yes.

9 GEORGE SOMMER: Okay. So my name is George  
10 Sommer. I live at 29 Otis Street, so not too far from the  
11 Cambridgeside development. But my first -- I'm reading the  
12 comments of Michael Delia, who's the President and Chief  
13 Executive Officer of the East End House.

14 "I am writing in strong support of the  
15 Cambridgeside project and Canal Park improvements. New  
16 England Development has done a tremendous job in the  
17 redesign of Cambridgeside and the Canal Park. It will be an  
18 incredible asset to the community and East Cambridge.

19 "As President and Chief Executive Officer of the  
20 East End House, I have watched closely as the project has  
21 moved from with New England Development working faithfully  
22 with the community.

1           "The Cambridgeside project, as you well know, will  
2     generate more than 90 million in community benefits,  
3     including 9 million contribution to the East End House and  
4     \$4 million of which has already been received.

5           "The time is now to move forward with this  
6     exceptional project, and I urge the Planning Board to  
7     approve tonight."

8           I would just like to add my own comments, from  
9     George Sommer. I -- this is a great project. I'm  
10    completely for it. It's going to change the neighborhood  
11    and improve it dramatically, including particularly First  
12    Street. So I think it's really a great project, and I'm  
13    anxious for it to be done.

14          However, I agree with the person who just spoke  
15    before me about the Canal Park path. That is an iconic,  
16    very -- it's a wonderful place to walk. It's a wonderful  
17    place to take friends. It has great walking possibilities,  
18    and it is charming.

19          It matches up on a smaller level with Hyde Park in  
20    London, Central Park in New York and the Bois de Bologne in  
21    France.

22          Please do your best to keep the present park, if

1 you can. Maybe if you have to go to the somewhat harder  
2 one, yes, then make it terra-cotta colored. But don't spoil  
3 the ambience of that park. It's a beautiful place, and it  
4 is an iconic place for Cambridge and for Boston. Thank you  
5 very much.

6 JEFF ROBERTS: Thank you again for. The next  
7 speaker is Mark Boswell, who's followed by Heather Hoffman.

8 MARK BOSWELL: Hello. My name is Mark Boswell. I  
9 live at 105 Walden Street, Cambridge. I'm current serving  
10 as the Chair of the Cambridge Bicycle Committee.

11 Recently, we wrote a letter to the Planning Board  
12 on behalf of the Cambridge Bicycle and Pedestrian Committees  
13 about the refresh of the Park. I hope you all had a chance  
14 to read it.

15 Please recall that our committees are very  
16 concerned with the safety and usability of all residents,  
17 including children, families and seniors.

18 We were very pleased to see the updates in the  
19 proposed design for wider ramps to accommodate strollers,  
20 cargo bike parking for families using the playground, and  
21 shielded lighting for people walking at night. We do  
22 appreciate that.

1           This park is a critical connection for the  
2 neighborhood to the Charles River and beyond into Boston.  
3 The original park designer, Carol Johnson, described this  
4 connection as being core part of her vision, along with -- I  
5 quote, "The goals of linking and making this is a very  
6 active urban park."

7           These are also important links in the city's  
8 bicycle network plan and will constitute future pedestrian  
9 and bicycle connection between Cambridge and Boston, behind  
10 the Museum of Science.

11           We were very pleased to see the choice of colored,  
12 bituminous concrete for the Multi-Use Path. We feel this  
13 will avoid all the problems that had been identified with  
14 this StayLock material, particularly because it is plowable  
15 for snow removal, it's not prone to puddling and rain.

16           It doesn't become as slippery as StayLock is when  
17 it's wet. And it doesn't leave ruts, which causes problems  
18 for people on bikes or strollers, or even worse: For people  
19 on wheelchairs.

20           At our last meeting, Rachel Tanenhaus shared with  
21 us her serious concerns about the use of StayLock with  
22 respect to accessibility. She was quite clear no paths in

1 our area that are intended to be true four-season,  
2 accessible paths, use StayLock.

3           Regarding the current stone dust material, Carol  
4 Johnson herself said -- and I quote, again, "We use the soft  
5 material for the lower level, and I subsequently learned  
6 that it is an issue with mechanical wheelchairs.

7           "So there are things I've learned about that  
8 since. But in this case, in order to make the budget, we  
9 need to use the less expensive material. So that was part  
10 of the reason for that decision."

11           Finally, we recommend that the City try to obtain  
12 a firm commitment from the developer to continue to maintain  
13 the path on an ongoing basis.

14           Thank you for listening.

15           JEFF ROBERTS: Thank you. The next speaker is  
16 Heather Hoffman, who's followed by Greg O'Brien.

17           HEATHER HOFFMAN: Hello. Heather Hoffman, 213  
18 Hurley Street. And I watched this park being built, and I  
19 remember when they were trying to calibrate the fountain so  
20 that it didn't drench everybody walking around that end of  
21 the canal.

22           So I think I have a reasonably good view of the

1 history of this park. I can live with the terra-cotta  
2 covered, colored asphalt for the lower path.

3 But I have to say something that I have found  
4 utterly baffling about this entire process.

5 As several people have pointed out, this is a  
6 public park. It's owned by the City of Cambridge. Why is  
7 the City of Cambridge not doing this? Why is a private  
8 developer designing this and doing the work? I am just  
9 utterly baffled by that.

10 So that aside, I would like to register my  
11 continuing hope that the Bluebikes station will not be in  
12 the middle of the park. For one thing, presumably the  
13 people who would most want to use a Bluebikes station are  
14 going to the buildings on First Street. They're not going  
15 to this park.

16 So how are they going to see it? I understand  
17 that people look on their phones for where the nearest  
18 Bluebikes station is, but if you don't even know about  
19 Bluebikes, how do you see that there's a thing? How do you  
20 find out about it?

21 So I think that the middle of the park is -- is  
22 bad from an operational standpoint, in addition to an



1 aesthetic standpoint.

2           And then I am really happy about the gazebo,  
3 because I've been pushing for that for a long time. And  
4 with respect to the lighting, you know, I used to walk  
5 through this park to and from work, and then time changed,  
6 and it's -- well, the Registries of Deeds are not as  
7 accessible to human beings as they used to be. So I don't  
8 walk through it as much.

9           But I have been through there at all hours of the  
10 day and night. I have been there fairly 3:00 in the  
11 morning, because the subways had quit running when I was  
12 deposited in the middle of Boston and needed to get home.

13           And I have to say, I am a small, older woman. And  
14 I have never felt worried walking on that path, walking  
15 under the bridge. The lighting is missing in some places,  
16 and the sidewalk absolutely needs to be fixed.

17           But I do not want to see floodlights there. I  
18 just want to see enough lighting so that I can see if  
19 there's a patch of ice or a puddle. And I know that New  
20 England Development at some point had talked about murals  
21 under the bridge, and I hope that they will be able to do  
22 that, because I think that there are more things that aren't

1 spoken of on the gazebo that would add to the entire parade  
2 of industrial history of East Cambridge.

3 Thank you.

4 JEFF ROBERTS: Thank you. The next speaker is  
5 Greg O'Brien, who's followed by Charles Hinds. Greg  
6 O'Brien, you can unmute yourself again, name and address,  
7 please.

8 [Pause]

9 I'm afraid we still can't hear you if you're  
10 talking. So you might need to check your audio.

11 [Pause]

12 You might need to make sure that your microphone  
13 is turned on and working on your computer, and that you have  
14 it -- that you're speaking directly into it.

15 [Pause]

16 I thought I did hear something. And I'm sorry,  
17 for the sake of time, I'm going to move on to the next  
18 speaker, and then we'll come back to Greg, and hopefully you  
19 Cambridge check your computer settings and see if your  
20 microphone is turned on.

21 So I'm going to go to Charles Hinds, as followed  
22 by Councillor Dennis Carlone.

1 CHARLES HINDS: Hi. My name is Charles Hinds, 207  
2 Charles Street, East Cambridge. These are my personal  
3 comments, not on behalf of any organizations I might be  
4 affiliated with.

5 I wanted to talk a little bit about the stone  
6 dust. Stone dust is a material that's accepted by the  
7 United States Forest Service as an accessible surface for  
8 wheelchairs, strollers, et cetera when properly installed  
9 and maintained -- emphasis on the "properly installed and  
10 maintained."

11 The state of Massachusetts uses the Forest Service  
12 Outdoor Recreation Accessibility Guidelines when designing  
13 paths. That's why you see it around the Charles River.  
14 It's just not installed properly.

15 Personally, I like the stone dust for several  
16 reasons. It's traffic friendly. When you have bikes,  
17 especially Ebikes and electric skateboards going through the  
18 park, they tend to speed up on a harder surface. So the  
19 slower surface tends to slow people -- slow the vehicles  
20 down.

21 The -- it warns of approaching bikes and vehicles  
22 with a crunchy noise, alerting pedestrians -- especially

1 those who are sight impaired.

2           The reason why I found that out: We have a -- I  
3 have a neighbor that's sight impaired, and she says she can  
4 walk on the stone dust and hear the bikes coming from  
5 behind, which is something she'd -- that's important to her.

6           It integrates the natural materials with kind of a  
7 nature walk aspect of the park. It's easily colored terra-  
8 cotta. It's a carbon-friendly material. It's a carbon-  
9 friendly material.

10           Asphalt, as you know, also known as bituminous  
11 concrete, is made of refined crude oil that sometimes  
12 includes used motor oil. And the stone dust is also better  
13 for joggers and people walking. It lessens the impact on  
14 people's feet.

15           There's a safety concern here too. This path has  
16 always been used by families, seniors, handicapped  
17 individuals, joggers and bicycles. The path around the  
18 Canal with asphalt and a drainage system sounds like a good  
19 idea. However, the path -- it's part of the Cambridge  
20 Bicycle Plan.

21           Changing the path's surface to asphalt will  
22 essentially make this a bicycle raceway. Maybe the new red

1 color might mitigate that. But given the narrow, 10-foot  
2 width of the path, vehicles will speed up on the hard  
3 surface, causing safety issues for all uses of the path,  
4 including bikes and electric vehicles.

5 We had a few -- we had a few -- an incident a few  
6 weeks ago, an 80-year-old man being grazed by a bicycle on  
7 the path. I know that because it was reported to the New  
8 England Development. There are electric skateboards,  
9 electric bicycles going through the park now. The stone  
10 dust acts like traffic coning.

11 I won't go through the rest of the letter. But  
12 just -- I'm not antibike. In fact, I'm a biker myself since  
13 the early '20s. I regularly take 20-mile jaunts around the  
14 Charles River on the weekends when the weather's good.

15 And what I want to ask is the Planning Board study  
16 this more closely, as opposed to making a determination  
17 tonight. Again, the snow can be cleared off of this with a  
18 brush --

19 MARY FLYNN: Mr. Hinds, your time is up, so could  
20 you please wrap up?

21 CHARLES HINDS: I'm done. Thank you.

22 MARY FLYNN: Thank you so much.

1           JEFF ROBERTS: Thank you. The next speaker is  
2 Councillor Dennis Carlone, who is followed by Marie  
3 Saccoccio.

4           COUNCILLOR CARLONE: Thank you. This is Dennis  
5 Carlone. I live at 9 Washington Avenue. And as a number of  
6 you might remember, I was the Urban Designer for the whole  
7 East Cambridge Riverfront, as well and great consultants  
8 build on good urban design and make it even better. And  
9 that's what Carol Johnson and her firm did back in the late  
10 '80s.

11           In connection with Carol, Craig Halvorson and  
12 later Bill Taylor took on the project, and really dedicated  
13 their lives during that period, and I'm happy to see the IBI  
14 -- the continuation of Carol's firm is carrying this on.

15           I design reviewed with Roger Boothe the whole  
16 early design, the changes they proposed to my urban design.  
17 And again, it was a wonderful, supportive team.

18           As was said, the whole design was to be a  
19 pedestrian area -- pedestrian zone, and emphasizing calm,  
20 emphasizing peace with a market and restaurant atmosphere  
21 where the shopping complex is.

22           And even at where the bike station is going to be,

1 that portion of the building was hopefully going to be a  
2 restaurant overlooking that brick plaza and then the Canal.  
3 And I think that will happen, but in another lifetime.

4 A couple of thoughts: I think it's great that  
5 John and Chris, Chris Jones have suggested to treat the  
6 asphalt topping -- it's only a topping -- in a terra-cotta  
7 color.

8 And doing that, my experience, and maybe it's a  
9 lot better, and Chris would know better than me -- where  
10 we've applied a topping in aggregate, it wore off,  
11 approximately eight years later.

12 And so, can it be reapplied is my comment? If  
13 it's painted or finished, as Marlene mentioned, ideally  
14 there should be samples put on, because you're not going to  
15 get the right color initially. You might have to get  
16 different tones to get what is successful in the best way.

17 The lighting was purposely kept on the low side.  
18 I agree with Heather that some of the fixtures are not  
19 working. They frankly weren't maintained. Some of them are  
20 private fixtures that weren't maintained.

21 And my concern is over lighting. I was pleased to  
22 see the rendering that IBI prepared -- John prepared. And

1 it was well done. And I hope we meet that.

2 But I hope there's a rheostat on the lighting  
3 system, where you can turn it up or turn it down a bit,  
4 because in real life, lighting is very different than what  
5 is drawn and figured out.

6 Let's see here.

7 I've also read recently wherever there is a bike  
8 path, an e bike by state law is allowed to go. I can't  
9 imagine anybody on this call, except an Ebike owners, wants  
10 an Ebike. And I'm including the shopping complex and the  
11 residents.

12 And we all know kids are attracted to water. My  
13 kids were, your kids were. And the kids are going to be at  
14 the water's edge. And Ebikes just don't belong there. So  
15 if there's a way for bikes to use it but not label it a bike  
16 path -- now there might be able way to get around that, but  
17 that is an issue.

18 I think that's all. I do want to emphasize  
19 prioritizing pedestrians, outdoor dining, people walking.  
20 You know, Harvard Yard stopped bikes going through Harvard  
21 Yard. And guess why? People got hit. And not Ebikes,  
22 regular bikes.



1           So I do want to thank John and Chris. I think the  
2       efforts really were worth it. And Chris -- when Chris and  
3       John both mentioned basically enhancing what's there, that's  
4       exactly what happened at the Cambridge Common, and that's  
5       very successful. If we're as successful here, that's a  
6       victory for everybody. Thank you.

7           JEFF ROBERTS: Thank you, Councillor. The next  
8       speaker is Marie Saccoccio, and then we'll go back to Greg  
9       O'Brien.

10          MARIE ELENA SACCOCCIO: Good evening. Marie Elena  
11       Saccoccio, 55 Otis Street in Cambridge. I'm a lifelong  
12       resident, and I was actually part of the original  
13       neighborhood representative on the committee set up to  
14       oversee all this development on First Street and  
15       Cambridgeside Galleria.

16          So I've enjoyed it all these years, and I -- you  
17       know, intervened early on when I saw the original plans.  
18       And I'm glad to say that New England Development was very,  
19       very respectful and responsive. So we're back to  
20       essentially restoration.

21          This is part of -- this isn't just a Carol Johnson  
22       park in isolation. There's a series of parks. And one

1 starts across the street from my home, Centanni Park, and  
2 then you walk a block, and you have all those ornamental  
3 light fixtures, until you get down to Otis Way.

4 From Centanni Park, you can look clear down and  
5 see what you call the, "Nevergreen tree" -- the prism  
6 sculpture. It's clearly visible, and it was meant to be.

7 Now when I look at the plans, what I notice is  
8 quite suddenly a Bluebikes stand. And it's expansive. And  
9 then behind that are cargo bikes. And to the side there are  
10 a lot of bike stands.

11 So essentially, it's a bike lot. And it clearly  
12 distracts and impedes what was originally a division for  
13 Carol Johnson. I mean, it was Centanni Park, the Canal  
14 Park, and Charles Park. And I've supplied photos of each,  
15 so you can get the gist that everything kind of blended.

16 I'm very concerned about the use of bikes and  
17 Ebikes here, and indeed there was a new state statute that  
18 was adopted this past summer. And Ebikes will be allowed  
19 wherever it's essentially determined to be a bike path in a  
20 park. That is a huge problem.

21 The pathway that's immediately surrounding the  
22 water is not very wide. It's not safe, considering you have

1 so many seniors. Three seasons out of the year, you have  
2 seniors boarding the tour boat. And I'm sure anyone  
3 connected with Cambridgeside Galleria knows that. This just  
4 is not a preferably safe plan. Thank you for your time.

5 JEFF ROBERTS: Thank you. And we'll go back to  
6 Greg O'Brien. While I do that, if you -- if I haven't  
7 called your name and you were planning to speak, or maybe  
8 you joined us in progress, maybe you thought you had your  
9 hand raised: Please, this is the last call to push the  
10 "Raise hand" button. You only need to push it once, and  
11 then it will stay -- the hand will stay up, and we'll see  
12 that you're waiting to speak.

13 So there is -- I've seen some hands go up and  
14 down. We'll give you a chance -- I've only got Greg O'Brien  
15 right now. So, again, if you want to speak, just push the  
16 "Raise hand" button once.

17 So we'll go to Greg O'Brien. You can unmute  
18 yourself. Hopefully your microphone is working now.

19 [Pause]

20 You do need to unmute first on Zoom if you pushed  
21 the button with the microphone picture on it. We can see  
22 you're unmuted, but we still can't hear you at this point.

1     So if you are speaking, then I believe there's an issue with  
2     your microphone.

3             MARY FLYNN:   So Jeff, since it seems like Mr.  
4     O'Brien is still having difficulties, what I would suggest  
5     if he -- I'm hoping he can hear us -- is that if he could  
6     send an e-mail to -- to the Staff at Community Development  
7     tomorrow.

8             JEFF ROBERTS:   Yes.

9             MARY FLYNN:   That could be distributed to the  
10    Planning Board members.

11            JEFF ROBERTS:   Yes.   We can definitely do that.  
12    And I apologize for that technical difficulty.   But we will  
13    -- so that was -- there are no hands raised at this time, so  
14    we'll -- now I see more hands going up all of a sudden.

15            MARY FLYNN:   Right.   Right.

16            JEFF ROBERTS:   People are maybe a little confused.  
17    I see Greg O'Brien.   I'll go back to you again just one more  
18    time briefly.   I'll go to Susan Johansen, who's hand just  
19    went up.   If you can unmute yourself and begin with your  
20    name and address, please.

21            SUSAN JOHANSEN:   Sure.   I live at 1 First.   My  
22    name is Susan Johansen.   That's across the street from

1 Cambridgeside. I walk there very often. I want to just add  
2 to what many people have said, and I agree with: I think  
3 everyone should be able to use the path, it's a public  
4 space.

5           However, I think to encourage more bicycles is a  
6 huge mistake because -- and I haven't said this publicly  
7 before -- at one point there were 12 young bicyclists coming  
8 -- cutting through the park, and they almost hit me. I  
9 counted them.

10           I have also a couple of times been nearly hit.  
11 But most of the time, everyone that's been there have been  
12 fine; bicyclists, baby carriages, et cetera, walkers.

13           I would just ask that you have the Bluebikes  
14 station perhaps put somewhere else.

15           Thank you very much.

16           JEFF ROBERTS: Thank you. And I'll go back one  
17 more time to Greg O'Brien. I will try you one more time.  
18 Unmute yourself and see if your microphone works.

19           [Pause]

20           JEFF ROBERTS: Okay. Unfortunately, I'm still not  
21 getting anything. And hands are still going up. So I'm  
22 just going to really insist at this point if there's anybody

1 that hasn't spoken yet, now is the actual last call to raise  
2 your hand.

3 So please just push the "Raise hand" button once.  
4 We'll go to the last speaker, Betty Saccoccio, and that will  
5 be it. Thank you. You can unmute yourself and begin with  
6 your name and address.

7 BETTY SACCOCCIO: Hello. My name is Betty  
8 Saccoccio, and I did provide some public comment along with  
9 my sister that was sent to the Board.

10 I would like to talk about a little that at one  
11 time, I actually was not able to walk. And at that point,  
12 you know, I learned how to use ramps, a wheelchair and  
13 everything else, and it took me maybe two years to learn.

14 But I was able to walk down the Mall, and it was  
15 very nice for me. It was a very pleasant experience,  
16 because everything was very level at that time.

17 And I do want to say that people really need to  
18 practice walking on ramps, et cetera, et cetera. So it's  
19 not as difficult as people might think, and I was very  
20 fortunate that I do walk, and I walk very nicely to the Mall  
21 every day today.

22 But what I do notice from being able at one time

1 to work on the committee, that really worked with Centanni  
2 Park as the gateway to the Canal, all of a sudden, we're  
3 faced with this.

4 And I live on Otis Street. You know, when we look  
5 out, what we're going to see is nothing but Bluebikes, cargo  
6 bikes, and another parking lot for bikes.

7 And as Councillor Carlone had said earlier, that  
8 at one time was supposed to be for restaurants, et cetera.  
9 And even the -- for us not to look at the prism, which is  
10 the green tree that people call, "The green tree." I always  
11 just call it, "the prism." It's really putting us at a  
12 disadvantage of the community. The whole idea was to make  
13 East Cambridge welcome down the Mall.

14 And you're at this point going to isolate us  
15 further, because we have to walk farther away. And what  
16 we're seeing is a bike lot. We're not seeing what we  
17 originally bought into 35 years ago.

18 So it's unfortunate that we have to go through  
19 this at this point. And also the fact that bicycles -- and  
20 I just heard Susan Johansen talk -- are very dangerous, and  
21 especially Ebikes.

22 Many days, I will walk down there, and all of a

1 sudden -- today, for instance, two bikes came within maybe  
2 two inches of my body as I was walking.

3 And yes, I do know that it's under construction  
4 right now, a lot of the park, and whatnot. But I think that  
5 perhaps there is a way that we can limit this situation by  
6 avoiding putting the Bluebikes there. Thank you very much  
7 for your time.

8 JEFF ROBERTS: Thank you. Greg O'Brien, one more  
9 time?

10 [Pause]

11 JEFF ROBERTS: Okay. I really apologize, but I  
12 think we -- we need to move on. It's --

13 MARY FLYNN: I agree.

14 JEFF ROBERTS: -- a long session. So I'm going to  
15 turn it back over to the Chair at this point. I do  
16 apologize to everyone for audio and technical difficulties  
17 and for managing that. So thank you.

18 MARY FLYNN: Thank you. Yeah. Zoom can be  
19 challenging, as much as it's wonderful. Okay. So we're now  
20 going to move from public comment to Board discussion. If  
21 this review is continued to a future date, and additional  
22 information is received, there will be an opportunity for



1 public comment on the additional materials. Additional  
2 written comments may also be submitted.

3 The Board did receive comments from the Urban  
4 Design Staff on the project, and I know that Erik has spent  
5 a lot of time working on this. So I would like for him to  
6 summarize the Urban Design comments before we get into  
7 questions for the applicant and any discussion.

8 So Erik?

9 ERIK THORKILDSEN: Okay, yes. Erik Thorkildsen,  
10 CDD. Well, just some general thoughts and then sort of  
11 circling around the issue that seems to come up pretty  
12 often.

13 The design of the Cambridgeside Galleria and the  
14 Lechmere Canal Park remain a remarkable achievement,  
15 creating a coherent public space, urban space -- connective,  
16 accommodating and beautiful. The plantings have matured  
17 wonderfully.

18 But some of the materials are showing their age.  
19 They need to be repaired, updated, refreshed with benches,  
20 plantings, lighting -- all the sorts of things that were  
21 discussed earlier. Plus the new code requirements for ADA  
22 and safety, addressing surfaces with slopes -- all those

1 sorts of technical things.

2 And so, that's really great that that's happening.  
3 The objective of the project is to make these improvements  
4 to the park while respecting the aesthetic and vision of  
5 Carol Johnson's original 1883 design. And the proposed  
6 design does that pretty well.

7 Most of the proposed changes are fairly subtle and  
8 straightforward. I can go into them if you like. But the  
9 topic that most of the discussions with the applicant have  
10 focused on in our several meetings with them is the material  
11 of the lower path around the perimeter of the Canal.

12 The packed stone dust suffers from deterioration.  
13 It's not plowable. It's -- has poor drainage. And  
14 something better would really improve the use of the path  
15 for pedestrians, for people using wheelchairs, for people  
16 pushing strollers.

17 In photos I've seen, there are puddles. It just  
18 doesn't drain. It's really important to improve that.

19 The path serves not only the park itself, but it's  
20 also an important connective way to get between East  
21 Cambridge and the riverfront without crossing the traffic of  
22 Land Boulevard.

1           Because of the path's importance as an accessible  
2 public path, part of the Cambridge vision of the Cambridge  
3 Bicycle Plan's connected network really needs to be smooth,  
4 firm, stable and plowable.

5           Various suggestions have been made. It sounds  
6 like the one that's rising to the top is colored asphalt.  
7 We welcome the idea of coloring the asphalt.

8           As a runner, it feels to me like asphalt is  
9 actually a pretty good running surface; that it's soft  
10 compared to even, packed -- packed stone dust or certainly  
11 compared to concrete.

12          So we welcome ways to enhance the colored paths,  
13 colored aggregate, or an integral color in -- add mixture to  
14 -- to the bituminous asphalt.

15          So that -- I could go on about other aspects that  
16 have come up, but that seemed to be the main -- the main  
17 issue that's been raised. So would you like more, or is  
18 that enough? Thanks.

19          MARY FLYNN: I think if you are content with that,  
20 then we've read the memo, so --

21          ERIK THORKILDSEN: Yep.

22          MARY FLYNN: We're good. Okay.

1           ERIK THORKILDSEN:   Okay.

2           JEFF ROBERTS:   So the Chair, I will note we do  
3   also have a Staff member from Transportation Planning who --

4           MARY FLYNN:   Okay.

5           JEFF ROBERTS:   -- can join us if you would like to  
6   hear more about the Bluebikes station.   Because that is also  
7   something that came up in public comment.

8           MARY FLYNN:   Yes.   I would actually like to hear  
9   about, you know, whether there is another alternative.   I  
10   know clearly -- I know you've looked at it, but yes, I would  
11   like to hear more.

12          JEFF ROBERTS:   Okay.   So it would be Cara  
13   Seiderman, who's from the Environmental and Transportation  
14   Planning Division, has jumped in to join us and can give a  
15   little bit of insight into that.   Cara?

16          CARA SEIDERMAN:   Hi, everyone.   Thanks very much  
17   for all your good work.   And if you've received -- before I  
18   talk about the Bluebikes station, I'll just sort of support  
19   Erik without belaboring it.

20                 But if you've read the memo, I would just add that  
21   there were many, many conversations with the applicant and  
22   all the departments, so that there's concurrence from the

1 Commission with persons with disabilities and public -- and  
2 DPW and Conservation Commission on what the path materials  
3 should be.

4           So I think it's pretty clear from that memo, and I  
5 think we're very happy with what the -- what the proposal  
6 is.

7           So if you recall, in the original permit, there's  
8 actually language that says that the -- that showed where  
9 the placement of the Bluebikes stations would be.

10           There were a couple of different locations, this  
11 was one of them. And it was already approved by the  
12 Planning Board as being an appropriate location, and it gave  
13 the authority to place the Bluebikes station there.

14           We worked with the -- John's team, and they spent  
15 a lot of time along with us and our operators looking for  
16 every possible location for the station in this area. And  
17 this actually -- I would say is at the very edge of a  
18 walkway. It's not in the middle of the park.

19           And it's actually a very effective location for  
20 people to be able to access it coming from -- both from  
21 First Street and from the path along the river, and from --  
22 if they're coming down from O'Brien Highway -- say they're,

1 you know, coming down from the -- from NorthPoint and they  
2 wanted to get to this area.

3 People who are going to be using it are people who  
4 are going to the park, who live there, who work there, who  
5 are going to shop there. Which is why we -- it's really  
6 important to have this station in a very -- in an area that  
7 serves all the people coming to visit or -- or living there.

8 And I know that there was a question about whether  
9 it could be placed on First Street, and that's just not  
10 viable. It doesn't -- it wouldn't fit, and we know that  
11 we're redesigning First Street, but the sidewalks are  
12 already narrow, and there's also issues related to  
13 operations and solar.

14 So we actually are very pleased with the work that  
15 developer did in really thoroughly investigating all of the  
16 options. And I think the only other option would be to,  
17 like, bring it back even -- like more in the middle, which  
18 doesn't work well for the design of the park.

19 And we do know that there's -- and I don't want to  
20 belabor it, but there's a huge demand. And we hear from  
21 people who live in the area. They are really eager to have  
22 more stations. So we know that there is a lot of interest.

1 And it will serve the -- enable people to get to this area  
2 by more sustainable modes.

3 I see there's a question.

4 MARY FLYNN: Yes.

5 CARA SEIDERMAN: I'll let you handle it --

6 MARY FLYNN: That's okay.

7 CARA SEIDERMAN: -- Mary?

8 MARY FLYNN: Yeah, thank you, Cara. Lou, did you  
9 have a question for Cara or for Erik?

10 LOUIS J. BACCI, JR.: Yes. One for Cara. The  
11 only place that I see that would be an alternative -- and it  
12 seems like this is not a good location for this Bluebikes  
13 station, by the way, right in the, right in this walkway --  
14 why can't we put it on the north side of the Bluebike -- of  
15 the park, the Bluebikes drop-off area?

16 CARA SEIDERMAN: Well --

17 LOUIS J. BACCI, JR.: The Bluebikes loading area?  
18 Why aren't we putting it there?

19 MARY FLYNN: That might be better answered by the  
20 Development team members, if they're the ones that did all  
21 of the detailed studies.

22 CARA SEIDERMAN: Are you asking about the area

1 where there's actually vehicular access that would not --  
2 they need -- that vehicles are loading and unloading for all  
3 of the buildings are -- that's not --

4 LOUIS J. BACCI, JR.: Well, it calls for -- the  
5 drawings call -- the Bluebikes drop-off --

6 CARA SEIDERMAN: It's just a location --

7 LOUIS J. BACCI, JR.: -- a loading area, and --

8 CARA SEIDERMAN: Yeah. It's -- my understanding,  
9 although John or team, you should answer, but that's a --  
10 that's not -- it's just an area that's accessible if a van  
11 needed to get in there. But other vans and other vehicles  
12 use that area. It's not an area that you could put a  
13 Bluebikes station.

14 LOUIS J. BACCI, JR.: And why couldn't we put that  
15 alongside that park here? I don't understand.

16 MARY FLYNN: What do you mean by --

17 CARA SEIDERMAN: Which park?

18 MARY FLYNN: What do you mean? Do you mean the  
19 children's play area?

20 LOUIS J. BACCI, JR.: Correct.

21 MARY FLYNN: Okay. Where would you do it, on the  
22 side closet to --



1           LOUIS J. BACCI, JR.: The north face of it on the  
2 Monsignor O'Brien Highway side. It looks like there's  
3 plenty of room, and it seems like it would be out of  
4 pathway.

5           MARY FLYNN: Was that looked at? Does anyone  
6 know?

7           ERIK THORKILDSEN: Chris, do you want to -- I know  
8 you and Carl looked at the some of the Bluebikes issues. Do  
9 you feel you can answer that?

10          CHRIS JONES: I can try. I think Cara was  
11 touching on it that the area just north of the playground is  
12 a vehicular loading and unloading zone.

13          And our reference to that as being a place that  
14 you would access Bluebikes was intended to say that when  
15 they come to service the Bluebikes, the van that comes to  
16 service the bikes would park in that vehicular zone.

17          It's really not intended -- the vehicular loading  
18 zone is not a safe area to be promoting for the bike users  
19 to come and park their bikes.

20          LOUIS J. BACCI, JR.: But it seems like there's a  
21 curb area there right alongside that play area?

22          CHRIS JONES: To the left of the play area,

1     between two --

2             LOUIS J. BACCI, JR.: No. To the north.

3             CHRIS JONES: -- and the curbed area is --

4             LOUIS J. BACCI, JR.: No, to the north.

5             CHRIS JONES: -- let me see, we have --

6             MARY FLYNN: And between --

7             CHRIS JONES: Everything north of that curb line  
8     is -- is service.

9             LOUIS J. BACCI, JR.: Between Monsignor O'Brien  
10    Highway and that --

11            CHRIS JONES: Yes.

12            LOUIS J. BACCI, JR.: -- park area is a drop-off  
13    area for the Bluebikes van. And they load the racks, and so  
14    forth.

15            CHRIS JONES: Right.

16            LOUIS J. BACCI, JR.: I don't understand why that  
17    Bluebike station can't be along that northern edge?

18            CARA SEIDERMAN: So it's being used by active  
19    vehicles, for --

20            MARY FLYNN: Right. I think -- I think what Lou  
21    is trying to get to is, is there any park space beyond that  
22    driveway, between the edge of the driveway and where the

1 children's playground is? So, like, north of the -- outside  
2 of the fence, north of the playground, but south --

3 LOUIS J. BACCI, JR.: Right.

4 MARY FLYNN: -- of the driveway, where you could  
5 put the Bluebikes?

6 CARA SEIDERMAN: So John and team, my  
7 understanding is when you -- when this was originally done  
8 and already approved, and I would also refer back to the  
9 language that was in the original decision that gave this --  
10 I can read it here if you would like, and it's referenced in  
11 our -- in the memo that said it requires public -- the bike  
12 -- public bicycle sharing stations are authorized without  
13 limitation.

14 And at a minimum, they'll fund and purchase, and  
15 that they have identified Canal Park as a mutually  
16 acceptable location, and with the final location to be made  
17 by the City prior to installation.

18 And when all those areas were evaluated, there is  
19 concern -- so it needs to have solar access, and it needs to  
20 have access or -- you know, obviously for people to be able  
21 to get there.

22 And that area, I think what you're looking at is

1 the -- again, and I think I would ask the team to confirm  
2 this, that that again is, there's -- that in Area 4 where  
3 the --

4 LOUIS J. BACCI, JR.: Just above Area 4, correct.

5 CARA SEIDERMAN: Yeah. It -- there's -- that is  
6 an area where other vehicles that need to get in there need  
7 to get in and out. And --

8 HUGH RUSSELL: There's a loading bar --

9 MARY FLYNN: Yeah.

10 CARA SEIDERMAN: -- I don't know if that was --

11 HUGH RUSSELL: -- serving --

12 CARA SEIDERMAN: -- that was --

13 HUGH RUSSELL: -- 2 Canal Park too.

14 CARA SEIDERMAN: Yes.

15 MARY FLYNN: Right.

16 CHRIS JONES: Yes.

17 MARY FLYNN: Right. Yes. So I think that on the  
18 earlier view that we were looking at, Lou, it did appear  
19 that there was some real estate between the children's  
20 playground and that driveway. But looking at this, this  
21 layout, it does not appear to be the case.

22 LOUIS J. BACCI, JR.: So all that can fit in there

1 is a vehicle?

2 MARY FLYNN: Well, again, there -- it's vehicles  
3 to service, as Hugh was saying: 2 Canal Park, plus it would  
4 be this bicycle station and I don't -- I don't know if  
5 anybody else uses it, but --

6 LOUIS J. BACCI, JR.: Well this does --

7 MARY FLYNN: -- it would be better if we ask.

8 LOUIS J. BACCI, JR.: It -- it --

9 CARA SEIDERMAN: The bic --

10 LOUIS J. BACCI, JR.: It seemed like it made sense  
11 that the Bluebikes delivery vehicle or maintenance vehicle  
12 would be there; why they wouldn't --

13 MARY FLYNN: It's probably --

14 LOUIS J. BACCI, JR.: -- be able to fit a  
15 Bluebikes station there?

16 MARY FLYNN: It's probably not wide enough to get  
17 the truck in and out.

18 LOUIS J. BACCI, JR.: There's no dimension. So I  
19 can't tell.

20 MARY FLYNN: Yeah. Well -- and I'm just guessing.  
21 But that -- that is my guess, is that it's just not wide  
22 enough to accommodate both.

1           CHRIS JONES: Yeah. The other problem with that  
2 location is just along the northern edge of the playground  
3 there are some fairly mature trees that in the summer season  
4 would pretty much provide -- or cast shadow across that  
5 entire northern edge, which then again -- I mean, really  
6 that ultimately became the -- the biggest challenge is  
7 finding a place that allows the Bluebikes to function from  
8 the --

9           LOUIS J. BACCI, JR.: I mean, it did seem like --

10          MARY FLYNN: Right.

11          LOUIS J. BACCI, JR.: -- it was south-facing. I  
12 don't see any very large --

13          CHRIS JONES: Yeah. If -- if you, well, it  
14 doesn't show well in this plan. But there are some very  
15 large trees along that northern edge, by the playground. --  
16 that space.

17          LOUIS J. BACCI, JR.: All right --

18          MARY FLYNN: Uh --

19          LOUIS J. BACCI, JR.: -- it just seemed like an  
20 alternative that was being overlooked. That's --

21          CHRIS JONES: Yeah.

22          LOUIS J. BACCI, JR.: -- you know, there's no

1 dimensions on any of these drawings. So it's hard to tell.

2 MARY FLYNN: Yeah. Yeah. All right. Does anyone  
3 else have for Cara or Erik?

4 [Pause]

5 I don't think I see any. Okay. Can we move on,  
6 then, to comments and discussion from Board members? Hugh,  
7 let's start with you if we could?

8 HUGH RUSSELL: Thank you. Can you hear me?

9 MARY FLYNN: Yes.

10 HUGH RUSSELL: So it's been kind of frustrating,  
11 particularly during this conversation, because the 48-page  
12 package we were given is remarkably absent with a lot of  
13 detailed information. And some of it has been superseded by  
14 what was shown to us tonight.

15 So I don't think we're in a position to approve  
16 this submittal until it is updated and coordinated, and the  
17 outstanding questions are answered.

18 So let me tell you what -- the things that I  
19 found. In Zone 1 and 2, the Mall edge and Thorndike Street,  
20 there's a granite curbing that's being moved or extended,  
21 and there's no commitment or statement that the curbing,  
22 which is quite special, will be either reused or will be

1 duplicated with new material.

2 And probably, the existing curbing needs to be  
3 cleaned if the new materials are dispersed, so that all  
4 looks correct.

5 Secondly, there's fencing that's being added --  
6 like for example the expanded seating area in Area 1 in the  
7 green spaces, in Area 2. But there's no commitment to what  
8 sort of a fence is it? Is it the Carol Johnson sort of bike  
9 rail fence? Is it a -- a building code fence. We simply  
10 need to have an understanding of what that's going to be.

11 In the Upper Lawn area, I'm guessing from what was  
12 told tonight that the upper railings are being removed. And  
13 if that's the case, it should be confirmed. And it makes  
14 sense to me.

15 I'm -- so I'm clear what's happening to the tree  
16 out in the middle. I think it's a hemlock or an herb, or  
17 maybe it's something more exotic. It's up on top of the  
18 mound.

19 As you regrade that area, are you going to pick up  
20 the tree and drop it? Are you not going to regrade that  
21 area? Are you going to permit -- what are you going to do  
22 about that tree, which is kind of a special tree, but not



1 particularly tall?

2           The play area, I was -- couldn't imagine why you  
3 weren't enclosing it with a childproof fence. And now  
4 apparently you are proposing to do that with a gate. So I'm  
5 assuming that's what's going to happen, but if we approve  
6 this set of drawings, I don't know what's happening.

7           And I would notice -- I notice there's a sort of  
8 an ecology of how child play areas work. And the custodians  
9 of the kids tend to like to sit on benches right next to the  
10 gate facing into the play area, so that if a kid starts  
11 running and tries to get out the gate, they can intervene.  
12 I think that's the mechanism there.

13           But it's -- you need -- the caregivers tend to  
14 talk and chat and socialize, but they have to keep their  
15 eyes on the kids. And I'm not sure that's been fully  
16 considered.

17           MARY FLYNN: Mm-hm.

18           HUGH RUSSELL: I mean, otherwise I think it's  
19 terrific to make that -- put in much more equipment, to make  
20 it much more usable. I think it's wonderful. But the  
21 details are unclear.

22           On Thomas Graves' Landing, there's a new railing

1 added to an existing granite wall. And the spacing of the  
2 uprights in the new railing is different than the spacing of  
3 the current uprights, going by the rendering.

4 It seems to me, you should either use the present  
5 holes, or if you're not going to do that and plug the old  
6 holds -- it seems to be tacky to me -- you probably have to  
7 replace it all.

8 But you've got to commit yourself to A or B,  
9 because I don't want Erik to go back in six months and say,  
10 "Well, you know, that wasn't part of the approval." I think  
11 it's got to be part of the approval.

12 Under the bridge, the drawings we got showed a  
13 letter B in the upper right-hand corner of the rendering as  
14 lighting. What you showed tonight was a linear exterior,  
15 downlighting the artwork on the wall. So which is it? Is  
16 it some spotlights shining down? Is it wall lights?

17 And in both cases, the depressing dark, shadowy  
18 area up above the beams is still there. Now, I have a vague  
19 recollection, and maybe I'm wrong, about some covering of  
20 those beams. But I can imagine the MBC would have  
21 absolutely no -- would not give permission for something  
22 that hid those beams, so they can be seen and they could be

1 evaluated on an engineering basis -- on a routine matter.

2 But I think it might be good to put some light up  
3 there, to make that area sort of less depressing. And now,  
4 we'll go to bikeways.

5 MARY FLYNN: Okay.

6 HUGH RUSSELL: So I went to the 19 -- the 2015  
7 Bike Plan on the City's website, and what it showed was a  
8 bike path coming up the river, turning in going around the  
9 canal, and then turning out and continuing on towards the  
10 Museum of Science. No connection to First Street.

11 Now, in the 2020 plan, it's the same thing, except  
12 there's a connection to Otis Street. And the Bike Plan  
13 that's on page 48 of the book we got is another connection  
14 to Thorndike Street.

15 And so my -- you know, I'm sort of concerned  
16 because I'm a bicyclist. I've been riding a bike for 70  
17 years, and on city streets for least 65 years, much to my  
18 mother's dismay, I might say, in the early days, when I  
19 would wake up to a park that was on the lake 12 miles from  
20 my house.

21 The -- as a bicyclist, I sometimes venture into  
22 pedestrian areas. And I would say that Canal Park is

1 definitely a pedestrian area.

2 In fact, I rode my bike there last Saturday as I  
3 was looking at all the details, trying to figure them out.  
4 And I rode very slowly, and when they were pedestrians, I  
5 slowed down to the speed of the pedestrians. And not all  
6 people do that.

7 And so, this should not be a bikeway. And the  
8 reason it shouldn't be a bikeway is it's not wide enough for  
9 a multi-modal path. It's 10' wide. Multi-modal paths are  
10 supposed to be 12' wide with a 2' shoulder on both sides.  
11 So there's a possibility of collision.

12 Well, if there's a collision or something that's  
13 happening on that 10' wide path, there's a danger that  
14 either the bike or the pedestrian is going to end up in the  
15 water. Because there's no fence there. There's a piece of  
16 granite about 3' wide, raised 6" as a curb.

17 I think it's a wonderful design. There are some  
18 decorative bollards you could -- and probably people have  
19 tied up boats along there.

20 The -- the -- these are heavily used pedestrian  
21 paths. And I think if a bicyclist is going to the Galleria,  
22 then they're going to want to get close to the door that's

1 on Cambridgeside Street. In fact, there are a bunch of bike  
2 racks out there, there probably aren't enough.

3 I used to park on the Thorndike Street entrance,  
4 because nobody else ever parked there, and I could always  
5 get a bike, you know, all the way down at the end right near  
6 the upper walkway.

7 So I am a little -- I wonder who's going to use  
8 the Bluebikes station, but I understand the difficulties of  
9 the siting.

10 So for a while I was saying, "Oh, just make the  
11 stone dust work, because it sends a clear message to the  
12 bicyclists that it's not for you. Although, frankly, bike  
13 paths like the bike path that goes out to Bedford, is paved  
14 in stone dust. It's not terrible. Yeah, I hate ice and I  
15 don't like puddles.

16 And -- but I think the thing that to me makes the  
17 decision is snowplowing -- that this area should be  
18 accessible after snowstorms and while we haven't had a real  
19 snowstorm this winter yet, we may never get one, but I  
20 remember times when there have been four feet of snow on my  
21 front walk.

22 So I'm reluctantly going along without the notion

1 that it should be colored asphalt. Now, I would suggest  
2 that the aggregate be rose quarry stone. I believe -- I  
3 suspect that the stone dust came from rose quarry.

4 I'm not sure if they're still in operation,  
5 although I looked on the Google Map, and it looks like  
6 there's some kind of land operation on the Google Map  
7 photograph in the northeast corner of that site.

8 But anyway, maybe it's impossible to get purple  
9 stone. But I really think the aggregate should be purple,  
10 and the pillars should be purple. Because often the filler  
11 wears off, and you see the top of the aggregate. It would  
12 be really great if when that happens, you saw a red stone  
13 and not a gray stone or a white stone.

14 One -- one final comment: The maps of bike paths  
15 along the river don't actually conform to the bike path that  
16 is built along the river in that area. I think it was built  
17 several years ago. It's about 12 feet wide. It's flat  
18 asphalt, and it runs along the street side of that section  
19 of the park that's like five or six blocks long. And it  
20 leads you to ride your bike up over the bridge across the  
21 Canal, rather than to go and try to do a dogleg all the way  
22 around the Canal to the north.

1           Which -- on the other side of the canal is a  
2   steeply sloping loading area, parking area, some very  
3   dilapidated buildings that were supposed to be fixed up 25  
4   or 30 years ago, and who knows whatever will happen?

5           And there might in fact at some point be the path  
6   that goes across the river side of the Museum of Science,  
7   which was in several plans that were shown to the committee  
8   that I've been on for 25 years on the -- the Park Design  
9   Committee for the last half mile, whose work is not yet  
10   done.

11           So I think the bicycle intention is a bicyclist  
12   will come along that new asphalt path, go across the bridge  
13   next to the cars, and it's a very sidewalk there, and go  
14   into the bike facilities that are being built along -- you  
15   know, McGrath Highway and into those -- and, or go into  
16   NorthPoint for the bike facilities.

17           And so, I think the notion that the keyhole path  
18   in this park is an essential part of a bicycle network is  
19   absolutely crazy. And we should just accept that it's not  
20   for bikes, and maybe put up some signs like Harvard has done  
21   with the Yard saying, "At some point, perhaps past the  
22   Bluebikes station, you know, walk your bike." And don't put

1 the runnel in it. People shouldn't be doing that. It  
2 shouldn't be there.

3 I'm not sure now, from what I heard tonight,  
4 whether the only path that works for a bike, which is the  
5 one that goes from the lower to the upper level, is the one  
6 that goes down next to the gazebo.

7 And I'm not sure what you're doing about that,  
8 whether you're eliminating that or leaving it, or widening  
9 it or doing what to it. Because it doesn't say on the plans  
10 that I received, but I'm now in -- now in some doubt: If  
11 you were going to ride up a path, that's the one you'd ride  
12 up with as a bicyclist.

13 But it doesn't particularly -- it's the wrong --  
14 it's just -- it's not a part of a network, you know? Yeah,  
15 if it's pleasant to ride slowly through this park on your  
16 bike -- it's pleasant to do that in other parts of the park  
17 system, but, you know, you shouldn't -- you know, you  
18 shouldn't be speeding across Cambridge Common. You  
19 shouldn't be speeding across this park. And we should  
20 design it to make that the norm.

21 I guess I'm -- I'll stop my rant. But, you know,  
22 I love my bike and I'm on it -- you know, almost every day.



1 It's a freedom machine. I feel like I'm 15 again when I'm  
2 riding my bike. And it's a great way to get any place in  
3 the city.

4 But anyway --

5 MARY FLYNN: Well, thank you for your perspective.

6 HUGH RUSSELL: Thank you. I'll stop talking.

7 MARY FLYNN: Tom, what are your thoughts?

8 TOM SIENIEWICZ: I'll be very brief after that  
9 really detailed analysis. First of all, I want to start  
10 with what's right about this, right? To catch the spirit of  
11 Carol Johnson's vision and say -- and be true to that. And  
12 I think that that's a great, great model and a great  
13 testimony to a really remarkable and iconic and beloved open  
14 space.

15 But it also becomes the rules for the details that  
16 my colleague just so carefully went through one by one to  
17 model it after the spirit of what Carol brought to that.

18 And, you know, the other thing that's right about  
19 this: Often when we're looking at a landscape design, the  
20 first thing every landscape architect seems to want to do is  
21 cut all the trees down as we're facing at Volpe.

22 But that's not happening here, and I applaud you

1 for that, that you're keeping the trees that we've waited a  
2 generation or at least half a generation to see mature. And  
3 that's really, really important to keep that urban canopy  
4 and the magnificent specimens that are there.

5 So applause for that. And also, it's a testament  
6 to the good choices that Carol -- Carol made.

7 I thought we were down to 27 Bluebikes, and a  
8 determination of what the detail of the lower pathway might  
9 be. But Hugh has shown us that actually there's a lot more  
10 choices and a lot more care that needs to be brought to  
11 this.

12 I would offer one more suggestion if you can  
13 believe it, if there's another suggestion. You have perhaps  
14 already considered it. I'm -- I'm not a biker, but I am a  
15 runner, and there are portions to the path on the Charles  
16 River that are permeable paving, and whether or not that  
17 could come in the red color -- and I think it does -- would  
18 be great. Of course, the critique of that is it needs  
19 maintenance.

20 But hey, this is a park that is also a really  
21 careful landlord's front door or back yard. I'm sure we  
22 could commit them to do the vacuuming and maintain that.

1 And by the way, that might solve the problem with the  
2 drainage. In my experience, it doesn't puddle.

3 And further, there was some odd condition this  
4 morning in the snow that the asphalt was covered with snow,  
5 the permeable paving that I run on was not accumulating the  
6 snow. So there's something going on with the microclimate  
7 around it that's rather magnificent, relative to the issue  
8 of plowing.

9 And lastly, so those are the -- some of the things  
10 going on that are right. The fencing: I too am looking at  
11 the drawings in detail, and when you see one thing and then  
12 another in the presentation, I get confused.

13 But the fencing, the original pipe railing, which  
14 is not conforming because it's open to current Standards for  
15 barriers -- actually I think could be modified to bring it  
16 into conformance, and the fencing that it shown in the  
17 renderings is also not conforming by the way, because it's  
18 horizontal in terms of expression. It's climbable. And  
19 that's not consistent with the Regulations.

20 So maybe there's a way to add a material to  
21 Carol's pipe rail to get to pass the 4" ball test to make it  
22 compliant, and then you could keep that sense, that

1 wonderful sense of the '70s kind of curves and details that  
2 are on that railing and retain one more aspect of the spirit  
3 there.

4 So I think we definitely need to see this again.  
5 And it's important. So that's where I am.

6 MARY FLYNN: Thank you. Lou?

7 LOUIS J. BACCI, JR.: Yeah. I agree with  
8 everything. Both Tom and Hugh brought up the rail is a  
9 funny consideration here. It seems like we've gotten it  
10 denser, it's still climbable. By the way, I just had to  
11 pull out my scale and scale that area I was talking about  
12 behind the park, and it seems to be 46' wide between the two  
13 grass areas. So.

14 I'd really like to know why we are avoiding that  
15 area?

16 MARY FLYNN: Okay.

17 LOUIS J. BACCI, JR.: I also think this area does  
18 need to be a pedestrian area. It's very calming along the  
19 water there.

20 The walkway is not wide enough for a Multi-Use  
21 Path. It also has about a four- or five-inch lip on the  
22 side of it, which is really bad when you hit it with a bike

1 wheel and you're going to go into the water, or after you  
2 hit yourself, bang yourself up on the granite.

3           It just detracts from the place. With all the  
4 facilities on First Street and McGrath Highway now, it  
5 doesn't seem necessary to funnel bicycles and scooters and  
6 one-wheels and into this area. It doesn't -- it just  
7 doesn't seem necessary to disrupt this kind of calming  
8 effect that's there. So in my opinion, it's a mistake.

9           I do like that they've gone at this with a fairly  
10 soft touch and have tried to -- I remember our original  
11 meetings, the people in the neighborhood and the people that  
12 live around this Canal, asked that they come with a light  
13 touch because it works already.

14           And upgrading the planting and so forth -- and I'm  
15 glad to see some flowering shrubs and so forth, it could use  
16 some color in its understory.

17           Other than that, I think it's a great thing that  
18 New England Development is doing. And -- but I think it  
19 needs a little bit of tune-up before we can pass it. Right  
20 now, I'd like to see it go a little further and see what  
21 they come back with.

22           MARY FLYNN: Okay. All right. Thank you.

1 Ashley, do you have anything you want to add?

2 ASHLEY TAN: I do not. Thank you.

3 MARY FLYNN: I already. Catherine or Steve? And  
4 Ashley as well. I mean, do any of you feel differently I  
5 need to where we are in the approval process?

6 CATHERINE PRESTON CONNOLLY: I'd say given the  
7 comments from our colleagues tonight and the request that  
8 more detail come back, and especially the -- the materials  
9 we're reviewing ahead of these meetings are consistent with  
10 what were presented at the meeting, I think it's totally  
11 reasonable to --

12 MARY FLYNN: Mm-hm.

13 CATHERINE PRESTON CONNOLLY: -- ask for --

14 MARY FLYNN: Okay.

15 CATHERINE PRESTON CONNOLLY: -- the property owner  
16 to come back.

17 MARY FLYNN: Yeah. Yeah. I agree. So -- so  
18 there are items in the Staff memo as well as the various  
19 notions that have been raised and ideas, suggestions, et  
20 cetera, that have been raised tonight that do require some  
21 further study.

22 I too am sort of leaning towards a pedestrian

1 environment. I think that connection from First Street was  
2 always intended to be a way to link the neighborhood into  
3 the Park and be a walkway. That being said, you know, I  
4 mean it looks like the bikes really are smack in the middle  
5 of the pathway.

6 But if there's a way maybe of moving them a little  
7 bit closer to the building or one of the buildings so that -  
8 - I mean that might block the sun. I don't know. But  
9 anyway, I think continued study of that would be helpful.

10 So Jeff, do I need a motion to just have the --  
11 leave the discussion ongoing and ask the proponent to come  
12 back with these follow-up items, or do we just continue this  
13 discussion?

14 JEFF ROBERTS: Usually for these sessions -- I see  
15 Lou has another question, but just to answer your question,  
16 Chair, the -- the way we usually do these is we just have a  
17 motion to conclude with requests for additional --

18 MARY FLYNN: Okay.

19 JEFF ROBERTS: -- material to come back from the  
20 applicant to be reviewed at another time. We like to do  
21 that just because it's on Zoom and it helps to -- you know,  
22 make sure we've, you know, put a period on the discussion,

1       then we can move on.

2               MARY FLYNN:   Okay.   Thank you.

3               JEFF ROBERTS:   And before we do that, I know that  
4       -- I know that Lou has something, and I would just check to  
5       see if Erik had anything that he wanted to add in terms of  
6       guidance for Staff --

7               MARY FLYNN:   Mm-hm.

8               JEFF ROBERTS:   -- going forward?

9               MARY FLYNN:   Sure.   Okay.   Let's go to Lou first,  
10       and then we can take Lou with Erik.

11              LOUIS J. BACCI, JR.:   Yeah, just really quick, I  
12       didn't hear any suggestion of continuing the pavers into  
13       this area.   And I figure this is probably cost prohibitive  
14       and so forth.

15              But I would like to support Tom's idea of the  
16       pervious pavement.   Seems like a good middle point and yes,  
17       it does require some maintenance, but I think it would work  
18       out to be a better product.   And that's all I have.

19              MARY FLYNN:   Okay.   Thank you.   All right.   Cara  
20       about has something to add too, but first let me go to Erik.  
21       Is there anything you want to -- to either, you know, advise  
22       the Board to include that we haven't already talked about?



1 Or just, you know, at any particular point on something in  
2 your memo that we may not have focused on?

3 ERIK THORKILDSEN: No, I think you've covered  
4 everything and then so.

5 MARY FLYNN: Okay.

6 ERIK THORKILDSEN: Thanks for your comments.

7 MARY FLYNN: Okay. And Cara?

8 CARA SEIDERMAN: Yeah. I just wanted to note, and  
9 I think there's -- again -- language in the memo, but  
10 there's also -- there was a decision by the Conservation  
11 Commission, and I believe that they did talk about the  
12 notion of permeable asphalt.

13 And it was determined that that was not going to  
14 work in this situation. This is not my -- I'm just  
15 conveying what I heard from them.

16 And so, they had some very clear standards that  
17 they needed to have met for the drainage, protection of the  
18 water. So I think you have that information.

19 But I believe that that was something that had  
20 been -- maybe the Staff can just come back and just sort of  
21 reaffirm what -- what their discussion, was -- the  
22 Conservation Commission and the --

1 MARY FLYNN: Yes.

2 CARA SEIDERMAN: -- DPW about the materials and  
3 the drawings and what not.

4 MARY FLYNN: Great. Very good. Thank you for  
5 that. Yes. Hugh?

6 HUGH RUSSELL: I just wanted to clarify that I had  
7 read Erik's memo. It's very detailed, very thoughts. And  
8 so I was trying to build on things that maybe --

9 MARY FLYNN: Yeah.

10 HUGH RUSSELL: -- that weren't there. Because I  
11 think what's there is really good.

12 MARY FLYNN: Great. Okay. Thank you. Yeah. I  
13 think there is a lot of -- there are a lot of really good  
14 positive things about the park. But, as you say, it's in  
15 the details.

16 So we have agreed that we are not going to  
17 conclude this this evening, but so we are going to conclude  
18 the discussion for tonight, and we are going to ask the  
19 proponent to come back with more detail and iron out any  
20 inconsistencies in the plan, address the issues that have  
21 been raised tonight, and -- and also the items that are in  
22 Erik's memo.

1           And then we will continue to the discussion at a  
2     future date. So could I have a motion to that effect?

3           HUGH RUSSELL: Hugh, so moved.

4           MARY FLYNN: Okay. Is there a second?

5           STEVEN A. COHEN: Steve second.

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

7           MARY FLYNN: Okay. We have Hugh and Steve, I  
8     know. Jeff, is that clear enough? Do you need anything  
9     else added to it? I should have asked you that before.

10          JEFF ROBERTS: I'm just looking at Erik, and I --  
11     I'm going to look for a nod from Erik of some sort. I think  
12     -- I think we're good. So on that motion --

13          HUGH RUSSELL: That's good.

14          JEFF ROBERTS: Louis Bacci?

15          LOUIS J. BACCI, JR.: Yes.

16          JEFF ROBERTS: Steve Cohen?

17          STEVEN A. COHEN: Yes.

18          JEFF ROBERTS: Hugh Russell?

19          HUGH RUSSELL: Yes.

20          JEFF ROBERTS: Tom Sieniewicz?

21          TOM SIENIEWICZ: Yes.

22          JEFF ROBERTS: Ashley Tan?

1           ASHLEY TAN:   Yes.

2           JEFF ROBERTS:   Catherine Preston Connolly?

3           CATHERINE PRESTON CONNOLLY:   Yes.

4           JEFF ROBERTS:   And Mary Flynn?

5           MARY FLYNN:   Yes.

6           [All vote YES]

7           JEFF ROBERTS:   Okay.   All members voting in favor.

8           MARY FLYNN:   Great.   Thank you.   Well, thank you  
9   to the proponent for the work you've done to and from and  
10   for the presentation tonight, and we look forward to  
11   continuing the discussion with you.

12           COLLECTIVE:   Thank you very much.   Appreciate it.

13           MARY FLYNN:   Thank you.   Okay, that concludes the  
14   business on our agenda.   Are there any additional comments  
15   from Staff?

16           JEFF ROBERTS:   No.   Nothing this evening.   We do  
17   have another meeting next week, so I'll see you then.

18           MARY FLYNN:   Next week.   Okay.   Anything else from  
19   Board members?   No?   All right.   Well then, our meeting  
20   tonight is adjourned.   Thank you all very much and we'll see  
21   you next week.

22           TOM SIENIEWICZ:   Thank you.

[10:03 p.m. End of proceedings.]

## 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, Catherine Burns, 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.

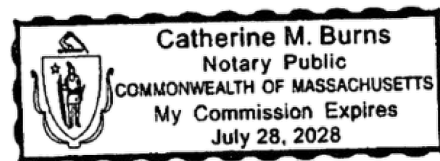
In witness whereof, I have hereunto set my hand this 21st day of February, 2022.



Notary Public

My commission expires:

July 28, 2028



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