

PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
TUESDAY, MAY 16, 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
H Theodore Cohen
Hugh Russell
Tom Sieniewicz

Community Development Staff
Daniel Messplay
Swaathi Joseph
Erik Thorkildsen
Khalil Mogassabi
Adithi Moogoor



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• Volpe - Amendment 2 (minor)	
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• Volpe C3 and Sixth Street Park - Design Review	
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P R O C E E D I N G S

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(6:30 p.m.)

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

MARY FLYNN: Good evening. Welcome to the May 16,
2023 meeting of the Cambridge Planning Board. My name is
Mary Flynn, and I am the Chair.

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

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

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

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

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

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

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

12 DANIEL MESSPLAY: H Theodore Cohen, are you
13 present, and is the meeting visible and audible to you? H
14 Theodore Cohen? Ted, it looks like you're muted.

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

16 DANIEL MESSPLAY: Steven Cohen, are you present,
17 and is the meeting visible and audible to you?

18 STEVEN A. COHEN: Present, visible, audible.

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

21 HUGH RUSSELL: Present, visible, and audible.

22 DANIEL MESSPLAY: Tom Sieniewicz, are you present,

1 and is the meeting visible and audible to you?

2 TOM SIENIEWICZ: Present, visible, and audible.

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

5 [Pause]

6 Absent?

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

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

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

13 MARY FLYNN: Present, visible, and audible.

14 DANIEL MESSPLAY: That is seven members present
15 and one member absent, which constitutes a quorum.

16 MARY FLYNN: Great. Thank you, Daniel.

17 Appreciate it.

18 * * * * *

19 (6:37 p.m.)

20 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
21 Louis J. Bacci, Jr., Steven A. Cohen, H
22 Theodore Cohen, Hugh Russell, and Tom

1 Sieniewicz

2 MARY FLYNN: The first item this evening is an
3 Update from the Community Development Department. Daniel, I
4 believe you're doing that, if you would please also
5 introduce the Staff who are present with you at tonight's
6 meeting?

7 DANIEL MESSPLAY: Sure. Hi, everyone. I'm Daniel
8 Messplay. I'm the Acting Director in the Zoning and
9 Development Division. With me here this evening also from
10 the Zoning and Development Division we have Swaathi Joseph,
11 our Zoning Project Planner and Adithi Moogoor, our Zoning
12 and Development Intern.

13 We are also joined by Erik Thorkildsen, who is
14 Urban Designer in Community Planning and Khalil Mogassabi,
15 who is our Deputy Director and Chief Planner here at CDD. I
16 believe that's the Staff that are with us this evening.

17 Just a quick update from the Department. So
18 tonight, we have a public hearing on the Charles Franklin et
19 al. Citizens Zoning Petition, as well as Design Review
20 Meeting for Parcel C1 of the Volpe Redevelopment, and an
21 accompanying Minor Amendment Request for Volpe as well.

22 Next week, the Planning Board will hear a Design

1 Update for an approved cannabis retail store at 759 Mass
2 Ave.

3 We will also hear an Extension Request for 727
4 Mass Ave, and hear from Melissa Peters, our Director of
5 Community Planning, on some Planning Updates for the Alewife
6 Zoning Working Group and the Our Cambridge Streets Study
7 processes, both of which are wrapping up and headed now to a
8 potential zoning petition.

9 Just to round out the month, there will be no
10 Planning Board meeting on May 30 because of the Memorial Day
11 holiday.

12 There are no Ordinance Committee dates for zoning
13 petition items the rest of May, but there will be a few
14 coming up in June, but I'll wait until maybe later in the
15 month to give those updates.

16 And just one last note, kind of on a feel-good
17 note, I wanted to share that I heard from a Planning Board
18 member that the Cambridge Crossing Development was
19 highlighted in a recent Boston Globe article and would
20 encourage you all to search for it.

21 The article's title -- and I hope I don't bury the
22 lead -- is "Cambridge Crossing arrives after two decades.

1 It was worth the wait."

2 So if you haven't had a chance to read it, I would
3 encourage you all to do so. I think it serves as a
4 testament to the great work that you are doing, and the
5 contributions that you make to the city that we all love.
6 So I think if you just Google Search Boston Globe Cambridge
7 Crossing it should pop up. But thank you to the fellow
8 Planning Board member that shared that news with me.

9 And that concludes the CDD update. I'll turn it
10 back to you, Chair.

11 MARY FLYNN: Thank you Daniel. Yeah, thank the
12 Staff too for all of their great work over the years.
13 Cambridge Crossing would not have happened without all of
14 you as well. So congratulations on the article.

15 Do Board members have any questions for Staff at
16 this point? Okay? None? Let's move along, then.

17 * * * * *

18 (6:40 p.m.)

19 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
20 Louis J. Bacci, Jr., Steven A. Cohen, H
21 Theodore Cohen, Hugh Russell

22 MARY FLYNN: The next item on the agenda is a

1 public hearing on a zoning petition by Charles Franklin and
2 others, to amend the Zoning Ordinance to reclassify existing
3 residents and business districts and modify existing Use,
4 Dimensional, and other Requirements throughout the Zoning
5 Ordinance.

6 CDD Staff will provide an update on this, so I
7 turn it back to Daniel.

8 DANIEL MESSPLAY: Thank you, Chair Flynn. So this
9 is a new Zoning petition submitted by a group of at least 10
10 registered voters. The petition amends many articles of the
11 Zoning Ordinance, including the City zoning map, use
12 standards, dimensional standards, townhouse regulations,
13 requirements related to nonconformities, and standards in
14 many of the City's Overlay Districts.

15 The stated intent of the petition includes
16 encouraging new housing, removing barriers to renovating and
17 improving existing buildings, targeting specific corridors
18 for density increases, and encouraging mixed-use
19 developments.

20 Zoning Staff from the Law Department prepared a
21 written memorandum to the Planning Board summarizing the
22 proposed changes and highlighting key questions and issues

1 raised by the proposal.

2 I won't recap all of the highlights of the memo here, but
3 Staff is available to any of the points raised following the
4 petitioner's presentation and public comments.

5 And as a reminder, the Board's action, as with all
6 zoning petitions is to make a recommendation to City
7 Council.

8 MARY FLYNN: Terrific. Thank you, Daniel. So our
9 presenter this evening is Charles Franklin.

10 Mr. Franklin, you will have up to 30 minutes for
11 your presentation, though we hope you can be as concise as
12 possible. Please introduce yourself and any other
13 presenters who are with you this evening, and please begin.

14 CHARLES FRANKLIN: Hello. My name is Charles
15 Franklin. Can everyone hear me clearly?

16 MARY FLYNN: We can.

17 CHARLES FRANKLIN: Excellent. Again, my name is
18 Charles Franklin. I am a resident of Cambridgeport -- no,
19 not Cambridgeport. All right, the Port, near Inman Square.
20 And today I'm going to give my presentation on the Restore
21 Cambridge -- please go back to Slide 1 -- there you go. I'm
22 going to give my presentation on the Cambridge -- Restore

1 Cambridge Zoning Petition.

2 So there is little consensus on how many people
3 Cambridge should house, where we should house them, or how
4 tall and big that housing should be.

5 I've heard many arguments about how upzoning may
6 lead to buildings that may or may not fit with their
7 surroundings, or about how neighborhood character should be
8 preserved. I've also heard many arguments on the other side
9 of the housing political spectrum about how no new -- about
10 how no neighborhood should be treated differently than any
11 other.

12 What I think most of us can agree on is that
13 Cambridge is great. And I'd personally love to have more of
14 it. Unfortunately, our current zoning laws make that
15 difficult, if not impossible, in some cases. Many existing
16 homes are technically noncompliant, but a similar building
17 couldn't be built across the street on an identical lot.

18 Let's look at some examples. Next slide?

19 This is 162 Hampshire Street. It is a six-unit
20 triple-decker in Inman Square, in a multifamily zone. It is
21 on a fairly wide street and has plenty of room. It has
22 quick access on foot to several bus lines, three major

1 squares, including Inman, and two T lines, the Red and
2 Green.

3 It is a good location, with 10 people that live
4 there. And I know, because I'm one of them. It is right
5 where it needs to be, it is not out of place. However, the
6 zoning is out of place. It is two times too large, and has
7 too many units, and is within 20 feet of the street.

8 Next slide?

9 This is 29 Brewster Street. It is one in a row of
10 four townhomes in West Cambridge, in what is ordinarily
11 considered a single-family zone. There are actually only a
12 couple of examples of rowhomes in West Cambridge, but there
13 are a number of duplexes.

14 This particular location has decent access to bus
15 transit. There are six lines, a 10-minute walk, and
16 interestingly enough it is legally a single-family home. If
17 you go to the Cambridge Property database there, say, legal-
18 family home.

19 However, despite this and despite it not being
20 stylistically different from fully detached homes, Zoning
21 says it still can't be built. It's almost not too big. It
22 has enough open space, and although I did not personally

1 measure the front lot line, I'm pretty sure it's far back
2 enough. But the lot size is too small. The lot has a
3 minimum-sized unit, and this one is just not big enough.

4 Next slide, please.

5 In most other residential neighbors north of
6 Harvard are duplex zones. There are numerous examples of
7 multifamilies, including triple-deckers and six-families.
8 One block on Fayerweather Street was 1/3 multifamily. On a
9 nearby block at Chilton Street, there were two-thirds
10 multifamily and six-unit family. They fit in beautifully.

11 Next slide?

12 My petition, which I have submitted for your
13 consideration, seeks to undo the down zoning of the past and
14 in turn allow what I just presented to be built, by making
15 thoughtful changes to each zone, while considering what type
16 of housing and density already exist.

17 My petition will cover residential zones and
18 districts, major squares, as well as give consideration for
19 large streets in residential districts.

20 I did originally have texts to respond to
21 nonconforming structures. However, with the CDD
22 recommendations, I decided to drop it.

1 Similarly, this presentation reflects some updates
2 to my petition with its requested amendments, based upon CDD
3 recommendations.

4 Next slide?

5 Before we dive in, I want to give a quick preamble
6 on floor area ratio and the maximum height. Chairman --
7 height -- [audio cut out]

8 DANIEL MESSPLAY: Charles, sorry to interrupt. I
9 don't know if it's just me, but it seems like your mic is
10 maybe cutting in and out a bit.

11 CHARLES FRANKLIN: Oh.

12 DANIEL MESSPLAY: It's a little choppy. It was
13 okay relatively up to this point, but I think on this slide
14 it started going --

15 MARY FLYNN: Yeah.

16 DANIEL MESSPLAY: -- really badly for me.

17 CHARLES FRANKLIN: I'll try a different mic.

18 DANIEL MESSPLAY: Okay. Sorry to interrupt.

19 MARY FLYNN: It's the same here, Daniel, so I
20 think probably other Board members are also having trouble.

21 [Technical difficulties conversation]

22 CHARLES FRANKLIN: The Table of Dimensional

1 Requirements often has two numbers for the FAR max height.
2 And the second number is always less restrictive. According
3 to zoning as written, a building with commercial or mixed
4 uses may only use the more restrictive number. A purely
5 residential building may use the larger number.

6 My understanding is that that was done to promote
7 the building of houses. However, it often doesn't lead to
8 that, because commercial just makes that much money.

9 My petition modifies this rule. It says that the
10 additional space and height allowed must be used for
11 residential, while the base stats, if you will, can be used
12 for commercial or mixed. The point is to create an
13 incentive to build housing, while removing it's competition
14 with commercial uses.

15 So for example in this slide, you can see that you
16 can build a building of 35' of nonresidential, or a building
17 of 45' where the first 35' is nonresidential or mixed, and
18 the top 10' is purely residential, as opposed to having the
19 whole building having to be 45' pure residential.

20 Next slide?

21 My changes to the residential zones where I made
22 simplification. I combined both single-family zones into

1 one, as well as combining the two most relevant multifamily
2 zones into one zone. There are numerous multifamily zones
3 that I did not modify, as they are mostly used by
4 universities, hospitals and other institutions.

5 I replaced the setback equations with flat
6 numbers, increased the FAR for multifamily building only,
7 and reduced the lot area to dwelling unit ratio, allowing
8 for more units per lot. I didn't have to do this on the
9 footnotes, and I will explain that later.

10 I did leave the maximum height, 35, because I felt
11 that was sufficient to achieve our goals.

12 Next slide, please.

13 The City's residential zone has many large streets
14 that have -- [audio cut out]

15 [Technical difficulties conversation]

16 MARY FLYNN: Your mic is acting up again. We're
17 not hearing you very clearly. You're still breaking up a
18 lot. I don't know if there's another -- I'm not a technical
19 person in this regard, but.

20 Daniel, I wonder if he's even hearing me at this
21 particular --

22 DANIEL MESSPLAY: Yeah. I'm not sure, Mary, if

1 the transmittal --

2 MARY FLYNN: Yeah.

3 DANIEL MESSPLAY: -- has made its way to his --
4 his --

5 MARY FLYNN: Yeah.

6 DANIEL MESSPLAY: -- his workspace there.

7 MARY FLYNN: Yeah, maybe he's still speaking, but
8 --

9 DANIEL MESSPLAY: There is an option for him to
10 maybe call in rather than rely on his Internet connection,
11 and he can --

12 MARY FLYNN: Okay.

13 DANIEL MESSPLAY: -- join the phone as an
14 Attendee, and then we can promote him to a panelist, so that
15 he can continue to present.

16 MARY FLYNN: If he can hear us. I'm not sure he's
17 hearing us. So --

18 TOM SIENIEWICZ: Could turn off his video, right?
19 His video maybe overwhelming his connection.

20 MARY FLYNN: Oh. Good point, Tom.

21 Mr. Franklin, can you hear me?

22 [Pause]

1 MARY FLYNN: I think not. Can you hear me?
2 Because we're not hearing you at all. So a couple of
3 suggestions. One was to either shut your video down so that
4 we just hear the transition, and the other option was we
5 would call in. I don't have the number; Daniel, do you have
6 it?

7 DANIEL MESSPLAY: I think -- I -- Swaathi, do you
8 have that dial-in number available?

9 SWAATHI JOSEPH: Let me just pull that up.

10 MARY FLYNN: Okay. Thank you. Yeah. Okay. So
11 he's looking at the phone. So maybe he has the number,
12 because it looks like he is dialing.

13 TOM SIENIEWICZ: The universe may not like the
14 proposal.

15 MARY FLYNN: Oh. Sometimes the universe limits
16 us. Maybe it has more to do with our transmission
17 capabilities that were getting confused earlier.

18 CHARLES FRANKLIN: All right. Can I be heard?

19 MARY FLYNN: Yes.

20 DANIEL MESSPLAY: Yes.

21 MARY FLYNN: We can hear you. Excellent.

22 CHARLES FRANKLIN: Excellent.

1 MARY FLYNN: So I'm --

2 CHARLES FRANKLIN: And I assure you, it is not the
3 universe not liking my proposal, it is the universe not
4 liking computers. What was the last thing that could be
5 heard clearly --

6 MARY FLYNN: Thank you so much.

7 CHARLES FRANKLIN: -- that I said?

8 MARY FLYNN: I would just start over again with
9 this slide. I don't recall really hearing anything about
10 it. It just was getting very choppy. So just start again
11 with this slide.

12 CHARLES FRANKLIN: Okay. I will start again on
13 this slide. And everyone heard the previous slide all
14 right? Okay. Excellent. So the City's residential zone
15 has many large streets, which tend to have larger buildings.
16 I felt that it would be appropriate to allow less
17 restrictive zoning on 10 of these streets. This includes
18 bumping the FAR in duplex zones, and -- the FAR and height
19 -- in multifamily zones.

20 In order to make buildings seem less imposing, I
21 added additional restrictions on only the additional height,
22 in order to encouraging mansard roofs.

1 As it turns out, it takes a lot to describe to
2 mansard roof in legal text, so if you look at the zoning, it
3 is expressed as cornice lines, bulk planes, and what
4 percentage of said plane can be risen above.

5 If you look at the slide, you can see an example
6 of a building with a mansard roof. And that photograph is
7 annotated with all of the terms that the zoning text would
8 use to describe such a roof.

9 This building in particular was renovated
10 recently, as several decades ago the third floor had been
11 removed. The Board of Zoning Appeal preempted a variance to
12 allow the third floor to be placed back with the mansard,
13 and I believe the building is better for it.

14 Next slide?

15 The City has many diverse building districts.
16 Each one needed its own thoughtful changes. To promote
17 housing above retail, something I believe is important for
18 healthy, thriving city, I increased the maximum height while
19 encouraging the use of mansard roofs.

20 I increased the FAR for residential, and, as
21 before, reduced the lot area per dwelling unit, and although
22 previously I had increased the commercial FAR for a

1 particular reason that I'll get into later. Given the CDD
2 recommendations I decided to roll that back.

3 Now, I know that FAR of 4.0 in row 5 looks scary,
4 but I will show you that it is already 4.0 in the overlays.
5 There are two zones that were simple enough to not justify
6 having their own slide. These zones were Huron Village,
7 River Street, and similar locations which are similar to
8 residential zones that happen to allow businesses. So my
9 changes reflect that.

10 Next slide?

11 The Business A zone is mostly Cambridge Street,
12 along with some other slotted locations. As such, my
13 changes were inspired by the Our Cambridge Project
14 recommendation. I increased the FAR and height for mixed
15 residential and non -- sorry, I increased the FAR for -- and
16 heights for residential and mixed projects.

17 As before, I added restrictions to make taller
18 buildings feel less imposing and encourage mansard roofs.

19 I had initially included an active retail
20 requirement for the first floor. Hence, the additional FAR
21 increase for nonresidential.

22 However, the CDD suggested that this was perhaps

1 not the appropriate petition to include such change, and I
2 ultimately decided that they were correct. So I would like
3 to roll back those changes, and similarly restore the
4 noncommercial FAR.

5 Next slide?

6 The North Massachusetts Avenue and Porter Square
7 Overlay covers Mass Ave from Harvard Square to Arlington, as
8 well as Porter Square. In the Square itself, slight changes
9 allow an additional 10' for housing as well as an FAR of 4,
10 to make better use of the additional height and relaxed
11 setbacks.

12 For the remainder of Mass Ave, I increased the FAR
13 and height for residential and mixed projects. In other
14 locations, I didn't change the zoning. So it remains the
15 base zoning, along with the additional restrictions imposed
16 by the overlay.

17 Next slide, please.

18 The Harvard Square Overlay covers more or less the
19 canonical Harvard Square, excluding most apartments. So in
20 the Square, there are numerous tall buildings, including 10
21 which are seven stories or taller, which you might be able
22 to build with a special permit. You would even be hard

1 pressed to build a five- or six-story building without a
2 special permit.

3 I increased the as-of-right maximum height to the
4 existing base zoning, which is 80, or up to 90' with a
5 special permit. This is notably for residential only,
6 specifically, for buildings that have residential above 60'.
7 So you could have a mixed building, where below 60' is
8 whatever, as long as everything above 60' is housing only.
9 Then you could get up to the 80' as-of-right.

10 The current FAR allowed in the Square is 4, as I
11 stated previously. So I increased it to 7 for residential
12 and mixed projects as before, as long as that additional FAR
13 is used exclusively for housing. I kept all of the original
14 setbacks, including the additional ones that trigger at 60'
15 of height.

16 Next slide?

17 The Central Square Overlay covers Mass Ave, Bishop
18 Allen, and other adjacent streets, starting from just past
19 Main Street to right before City Hall. It covers multiple
20 types of base zones, which does not affect -- which does
21 affect what's allowed. As you'd expect, taller and bigger
22 buildings are allowed on Mass Ave and not so tall and not so

1 big on streets like Bishop Allen.

2 In Central, there are seven buildings that are
3 seven stories or taller. Again, most -- all of -- most
4 would certainly need a special permit to build. There are
5 eight buildings that are six stories, and they would also
6 require a special permit.

7 And even some of the five-story buildings might
8 require special permits depending on the height because the
9 maximum height in Central Square is 55' without a permit --
10 without a special permit.

11 As written, my petition calls for a maximum height
12 of 120' on Mass Ave. However, I feel that is an overreach,
13 once you consider that some of the tallest buildings are
14 outliers. As such, I will be asking the Ordinance Committee
15 to amend my petition to a maximum height of 90' as-of-right
16 for residential permits.

17 The current FAR allowed in Central Square is also
18 4. So I increased it to 7 for residential and mixed
19 projects.

20 As [audio unclear] Harvard Square, stories above
21 55' in the additional FAR must be used for housing. Below
22 55' can be housing, nonresidential, mixed, doesn't matter,

1 as long as it is within the Table of Allowed Uses.

2 As before, I've kept the additional setbacks,
3 including the ones triggered at 60' of height, as well as
4 all of the additional restrictions on side streets and
5 Bishop Allen Drive.

6 Next slide?

7 There are a couple of things I would like to
8 follow up on. The first is that there is a Minor Amendment
9 to the Affordable housing Overlay, but it is in no way
10 detrimental. As written, an affordable project has no FAR
11 when the base zoning is 1.0 or more.

12 I increased the base zoning of the residential
13 districts to be no less than 1, with some up to as much as
14 1.49. So the AHO threshold had to change to 1.5. The point
15 of this is to avoid triggering that threshold in places
16 where it doesn't trigger now, and still shouldn't.

17 Regardless of that change, not only does this
18 petition not produce the housing that can be built with the
19 AHO, but it actually increases it. My big residential
20 streets provisions yield an FAR of 1.5, which will trigger
21 the new Affordable Housing Overlay threshold on those
22 streets.

1 The -- as promised, I want to talk about the lot
2 area dwelling unit ratio. It had to be done in a footnote
3 to avoid invalidating an old home rule petition that says
4 that if that number is below a certain amount, then the City
5 has more difficulty regulating certain parts of
6 institutional [audio unclear; voice drop].

7 So, instead I left the original number in the
8 table, and then in a footnote lowered that value, but only
9 for multifamily housing. That way, the home rule petition
10 remains intact.

11 I also made a slight modification for the Prospect
12 Street Overlay, such that it may use its own setback,
13 instead of having to match the base [audio unclear] setback.

14 Next slide?

15 As I stated before, I would like the Ordinance
16 Committee to reduce the Central Square height from 90' -- to
17 90' as-of-right, and only allow 120' by special permit. And
18 although I purposely excluded an inclusionary component as
19 part of my petition, I did write a draft amendment for the
20 Ordinance Committee to consider and adopt at their
21 discretion, without an opinion from me on whether they
22 should or should not.

1 Next slide?

2 And finally, my response to the CD -- I wrote
3 "CDC" memo because everyone has CDC on their mind. It
4 should say, "CDD" memo. I agree with much of what they
5 said. I believe that increasing the nonresidential FAR
6 misses the mark of what I'm trying to accomplish. And so,
7 in my list of requested amendments, I will ask that the
8 Ordinance Committee restore the original nonresidential
9 FARs.

10 My changes to the FAR calculation were confusing
11 to others, so that should also be eliminated. I also agree
12 that I was too aggressive with my elimination of special
13 permit requirements, and so, I would like the Ordinance
14 Committee to restore some of those, particularly when it
15 comes to townhouses.

16 The text on nonconformity was confusing, and
17 therefore should be stricken. That could potentially be
18 part of a different petition but does not belong in this
19 one.

20 The map changes are also unnecessary. In my mind,
21 it was a simplification to say that if there's a B zone
22 island within a C zone, we can eliminate it. But again,

1 that's not necessary for this petition.

2 And as discussed before, the first floor retail
3 requirements were just not right for this petition; that
4 could potentially be in a different one.

5 I do have a couple points of disagreement, though.
6 I do not believe that I added additional restrictions to
7 residential buildings. My intentions were to be strictly
8 less restrictive.

9 Although it may seem like there may be some
10 restrictions, but that's only if you are building additional
11 height. With my petition, you can still build what you can
12 currently build without additional restrictions.

13 When it comes to the Overlays in my modifications,
14 I do believe that I combed over them very carefully, as well
15 as doing my own canvas of the neighborhood, if you will. I
16 walked around Central Square several times and Harvard
17 Square several times and took a large number of notes to
18 really get an understanding of what was there.

19 Additionally, my selections for setbacks and open
20 space were based upon existing numbers in the Zoning, as
21 well as what I could measure out and about.

22 The -- half the city -- about -- is zoned for 30

1 percent open space or less, I think, as it is now. And I
2 did not reduce any open space to below 30 percent. So I
3 believe that is still in line with the City's open space
4 goals.

5 And finally, I don't believe that any changes I
6 made would encourage mixed-use in residential neighborhoods.
7 I think this may have been a misread of my provisions to
8 allow for larger multifamily homes, but not single-family
9 homes or duplexes.

10 Okay.

11 Next slide, please.

12 As a review -- and do forgive me for reading this
13 slide. This petition restores Cambridge housing by
14 thoughtfully considering existing zones, reducing
15 restrictions to mirror existing structures, and encouraging
16 mixed projects with housing above retail.

17 I believe this petition will also help reduce the
18 cost per unit for construction of new homes, and therefore
19 the minimum sale price. This is a prerequisite for even
20 starting to address the market rate affordability crisis.

21 I also hope that this petition de facto eliminates
22 single-family zoning, although it [audio unclear] the goal

1 of this petition. I believe it helps move us away from
2 exclusionary zoning, something which is certainly a goal of
3 the City.

4 And with that, I thank you for your time and
5 consideration of my zoning proposal.

6 MARY FLYNN: Thank you. And I appreciate the
7 presentation as well as all the expended effort you put into
8 the petition.

9 So now turning to public comment, so this is a
10 public hearing. Any members of the public who wish to speak
11 should now click the button that says, "Raise hand." If
12 you're calling in by phone, you can raise your hand by
13 pressing *9.

14 As of 5:00 p.m. yesterday, the Board had
15 received written communications on this case from Ralph
16 Baione (phonetic). Written communications received after
17 5:00 p.m. yesterday will be entered into the record. So
18 we're going to see who -- it looks like there are quite a
19 few people on the broadcast.

20 So could I ask anybody who's interested in
21 speaking to raise your hand right now? The reason I'm doing
22 this is just to get a sense of how much time I'm going to

1 allot to speakers.

2 I see one hand. So if that is the case, we'll
3 stay with the three minutes. If all of a sudden, we get a
4 flurry of hands, we may have to change that to two. But
5 Daniel, I'll turn it over to you and the speakers.

6 Speakers should begin by saying your name and
7 address, and Staff will confirm that we can hear you. And
8 after that you'll have up to 3 minutes to speak before I ask
9 you to wrap up.

10 So Daniel?

11 DANIEL MESSPLAY: Thank you, Chair Flynn. It
12 looks like our first speaker is Rabbi Yoni. Rabbi Yoni,
13 please begin by giving your name and address.

14 RABBI YONI: Hi. I live in Central Square --
15 Rabbi Yoni -- and I'm speaking strongly in favor of the
16 Charles Franklin Petition. I believe that it's really
17 important that we enable that new housing to be able to be
18 built similarly to the way that existing housing is built.

19 I would even be in favor of a more radical plan
20 that allowed us to build seven- or eight-story buildings
21 throughout all of the residential neighborhoods in
22 Cambridge, because I believe that inclusionary housing and

1 all different types of people, to support the diversity of
2 Cambridge to be living in all different types of
3 neighborhoods.

4 I think that the Franklin Petition is particularly
5 moderate, in that it is building new buildings like the ones
6 that already exist, and it is leaving, as I understand it,
7 the area beyond Harvard Square very, very much less impacted
8 and the areas around I think what he calls the Port -- what
9 we call the Port -- as being allowing more building there,
10 which I think is important, because the new families and the
11 new people who want to move in tend to want to be more in
12 the areas that Charles Franklin suggested we allow the
13 additional building in, whereas we have some more -- let's
14 say established people in the Western Cambridge, where the
15 students might not be as eager to move in anyway.

16 So I think it's a good balance. And I'd like to
17 see basically there being a lot more housing and to not have
18 the zoning be a barrier to housing, and to forcing dense
19 housing only in corridors.

20 I think it's much better to spread housing across
21 residential areas. I like -- I like, naming certain
22 streets, but I think that we should be having more streets

1 that are somewhat higher density like -- as he's suggesting
2 looking like the neighborhood, but have these throughout all
3 of Cambridge.

4 And in terms of the number of people we want to be
5 serving, I think we should be considering the number of
6 people who were not here during the pandemic -- about 40,000
7 Harvard and MIT students -- and then when the pandemic, and
8 we had about a 6 percent vacancy rate in the big buildings.

9 So we were about balanced, and rents were going
10 down a little bit, so it was getting more livable. Now that
11 a lot of the students are back, we should be looking more at
12 the number of Harvard and MIT students are our goal to build
13 for, rather than the number of homeless, because it's just
14 -- first of all, it's the actual people who are coming, and
15 I think it explains who's actually using the housing now,
16 and it should be open to people who live here and to enhance
17 the diversity of Cambridge.

18 Thank you very much for your time, and I hope you
19 approve the amendment. Thanks. Bye.

20 DANIEL MESSPLAY: Thank you.

21 Chair Flynn, that concludes the speakers on the
22 list. So I will turn it back to you with just a quick note

1 that I realize there may be an issue in the script there.
2 There wouldn't be an opportunity to continue this hearing to
3 a future date so we can go right to questions.

4 MARY FLYNN: Oh, okay. Very good. So thank you
5 for clarifying that. Appreciate it.

6 So Board members, do you want to start, as Daniel
7 said, with questions? Anybody has questions for either
8 Staff or Mr. Franklin, please raise your hand.

9 Hugh. Let's start with you.

10 HUGH RUSSELL: This is a question for Staff, and I
11 was curious if the Staff could tell us are there plans to do
12 this kind of reconsideration with typical zoning, and in a
13 residential neighborhood?

14 And if so, when is that consideration scheduled to
15 come forward? I'm aware of Cambridge Streets study, but
16 that's only a fairly small -- 20 blocks or something like
17 that -- small part of the city.

18 So that's my question.

19 MARY FLYNN: Okay. Thank you. Tom, your hand is
20 up as well. Do you have a question for Staff or Mr.
21 Franklin?

22 TOM SIENIEWICZ: Question for Staff. I was

1 impressed by the breadth and scope of the zoning petition in
2 front of us. And certainly, in my limited experience of
3 nine years on the Planning Board, I've never seen something
4 that tries to change so much all at once, but I was
5 wondering if the City had seen other petitions that make
6 proposals of this number, and of this scope citywide, versus
7 some precedent?

8 MARY FLYNN: Okay. Thank you. Okay. So Daniel,
9 that seems to be the range of questions we have right now.
10 So --

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

12 MARY FLYNN: Mm-hm.

13 DANIEL MESSPLAY: To Hugh's question about whether
14 or not, you know, this is something that's sort of on the
15 docket to be discussed, you know, at Council sort of in a
16 broader way, I think -- I think the Council, the Housing
17 Committee, I think the Planning Board as well, has had
18 several sort of conversations dancing around this topic.

19 We've seen, I think, especially over the last few
20 years a lot of citizens zoning petitions that try to really
21 get to the heart of challenges that we're facing as a
22 community around housing affordability, around the way our

1 zoning is constructed to encourage or not encourage housing
2 development.

3 And, you know, I'm not sure that we've gotten sort
4 of a clear direction from Council on where exactly they want
5 to go with this yet.

6 I do think that this is high up on their list of
7 policy priorities that they would like to address. I
8 imagine that once we are sort of -- once we clear off some
9 of the more pressing sort of zoning -- time-sensitive zoning
10 priorities that are kind of making their way through the
11 review system now, that these conversations will resurface
12 again, and with a stronger desire to actually put something
13 forward that the Council can act upon that address, I think,
14 a lot of the stated goals of this particular petition.

15 That sort of parlays a bit into Tom's question
16 about, you know, have we gotten a citizens petition like
17 this before that's as maybe far-reaching or wide in scope,
18 and at least in my time here and the materials that I've
19 been able to sort of dig back into, I haven't found a
20 petition quite as large in magnitude or scope.

21 And, you know, I don't want that to seem like
22 that's disparaging the petitioner. Because I actually think

1 it's quite admirable. And you can tell from how detailed
2 the petition is that the petitioner took a lot of time to
3 really think through each of the specific changes that are
4 proposed and try to imagine how everything would play out.

5 And a lot of that, you know, might point to the
6 fact that the City I don't think has really done a holistic
7 study on across all of its zoning districts -- across all of
8 its residential areas and neighbors; how zoning reform could
9 be tackled.

10 And, you know, I think -- I think that
11 conversation is going to circle back sooner rather than
12 later. So I think both of those questions are pressing
13 questions. They're, you know, very attuned to sort of what
14 the conversations have been going on at Council and at
15 Housing Committee. And I think that we'll probably be
16 advancing those conversations, you know, sooner rather than
17 later.

18 And I know Khalil Mogassabi, our Chief Planner, is
19 here and has been sort of involved in sort of those more
20 general planning processes as well.

21 Khalil, I don't know if you wanted to add anything
22 to that, just based on what you have been working on?

1 KHALIL MOGASSABI: Sure. Just a couple of things.
2 Thanks, Daniel. I think you're correct: I think there
3 wasn't really a consolidated petition of this sort, like
4 what Charles is suggesting.

5 We've heard some comments in the past from
6 community groups and folks saying, why don't we take
7 advantage of just increasing taking stock of what we have,
8 and maybe increasing adding a floor here, or adding to a
9 building next door to it or in the back yard. So we've
10 heard that, I think. But it hasn't been really kind of in a
11 systematic way, like what Mr. Franklin here is proposing.

12 So I think we're definitely looking at this very
13 seriously. And I think Zoning and Development is looking at
14 it -- to continue looking at it.

15 We have some other similar policy orders -- not a
16 petition per se, but just as a form of policy orders, from
17 Council. There's -- as you know, there's one related to
18 studying Mass Ave, North Mass Ave. And I think that's
19 probably something that we -- it's relevant. And I think
20 Charles Franklin's petition might be applicable to some
21 extent.

22 As far as the height, and what have you, I think

1 those studies -- and I think Hugh is asking if we have done
2 studies. I think we are getting into that kind of game
3 right now, more than probably than ever before, especially
4 in the last few years, just because of what the Council is
5 asking us to study -- do more studying, for --

6 MARY FLYNN: I don't know if it's --

7 KHALIL MOGASSABI: I'm sorry?

8 MARY FLYNN: You froze on my screen. I don't know
9 if that was me, or whether it was yours?

10 KHALIL MOGASSABI: Yeah, and very quickly -- very
11 quickly, to add: there is a zoning petition right now for
12 the new Affordable Housing Overlay, the added one. And it's
13 asking us to look at the increased height by 12 story in the
14 corridors, and 15 story in the squares.

15 So that's something that I think we are -- we will
16 get engaged in some sort of studies -- planning studies as
17 well. So that's why I think especially the building height
18 tally, the estimates that I think Mr. Franklin had
19 highlighted -- is very useful for us to just kind of see the
20 typology.

21 So yeah, I think -- I guess I'm not adding too
22 much there, but it just -- we are definitely look at this in

1 light of all the studies that we're doing. And then our
2 Community Planning I think as Daniel mentioned, is engaged
3 in more community -- neighborhood planning as well. So I
4 think these kinds of studies will be definitely relevant
5 moving forward. Thanks.

6 MARY FLYNN: Great. Thank you both.

7 All right. If there are no other questions, let's
8 move to Planning Board discussion.

9 Ted, would you like to begin?

10 H THEODORE COHEN: Yes. So I want to say to begin
11 with that I am in support of anything that will increase
12 housing in the city. And the second thing is that I am just
13 in awe of what Mr. Franklin did, and I want to thank him
14 tremendously for the effort that he has done, and to give us
15 -- and Staff and the City Council -- something to really
16 think about.

17 As I think my colleagues know, I really enjoy
18 going through zoning petitions with a fine-toothed comb to
19 try to determine what they are really going to accomplish,
20 and what the consequences might be, what the unintended
21 consequences might be.

22 And when I first read Mr. Franklin's petition, I

1 said -- I thought to myself, "Well, I really hope CDC -- CDD
2 -- comes out with a tremendously long memo, that's going to
3 explain to me the potential consequences of all the
4 proposals that were made."

5 And I think Staff had a similar problem in trying
6 to get a grip on everything that this does. I mean it's a
7 tremendous effort on Mr. Franklin's part, but we have had
8 hearings on just one tiny piece of the Zoning Ordinance
9 where many, many people come out and give us their opinions
10 and forward an opposition.

11 And I think there were just so many pieces in here
12 that do things that the public should have an opportunity
13 more than just this one hearing on talking about. You know,
14 the idea of allowing reconstruction of damaged buildings or
15 new buildings in the same neighborhood, you know, it seems
16 to me is a fine idea.

17 A lot of the things in here I think are really
18 terrific ideas. But I am loathe to say that the numbers
19 that Mr. Franklin has come up with are the correct numbers,
20 when the streets he's referring to for different zoning are
21 the correct streets.

22 It's just a tremendous potential overhaul of our

1 existing zoning that I think just needs to be analyzed in
2 much greater detail and be debated in much greater detail
3 than we're really allowed to do with this one petition right
4 now.

5 You know, it's -- it was a tremendous effort on
6 Mr. Franklin's part, and if he had colleagues who worked
7 with him, I congratulate them all for what they've done.

8 But I think it's just much too much for us, or for
9 the Ordinance Committee or for City Council to really review
10 at this stage without a lot more input from CDC (sic) and
11 from the public.

12 And I will refer back to CDD's memo indicating all
13 the various studies that are going on right now with
14 different pieces of this proposal and the puzzle of housing
15 in Cambridge and what we can do to build more housing and
16 let people remodel or renovate or rebuild without going
17 through all sorts of hoops.

18 So that's, you know, my take on it right now. But
19 it's, you know, a fabulous job -- not one that we should
20 adopt right at this moment.

21 MARY FLYNN: Okay. Thank you so much for your
22 thoughts. Steve?

1 STEVEN A. COHEN: Thank you. You know, there are
2 so many issues and so many questions here, it's -- I even
3 somewhat get, you know, confused myself which ones to talk
4 about now and which ones to pace off for another time.

5 But I guess I just thought of one or two that I'd
6 be motivated to mention now. The first one is construction
7 costs are what they are. And right now, it's, you know,
8 probably about \$1,100 a foot. So right away, construction
9 costs are going to be high, and that's going to somewhat
10 limit possibilities for buyers.

11 But the second related subject is no matter what
12 the costs are, the market is the market. And the person who
13 builds and owns such properties will seek to sell it to the
14 highest buyer.

15 Well, that's going to mean that market units that
16 are created here are going to be purchased by wealthy people
17 -- 100 percent wealthy people. Is that our motivation here?
18 Is that our goal to provide more housing for wealthy people
19 in the city?

20 You know, I could go on on a number of issues.
21 But, you know, these are really the fundamental issues.
22 Costs are a lot, and the market is what it is. And I just

1 don't see what the great motivation might be to provide
2 expensive new housing for wealthy people.

3 Just one other subject -- as I say, I have a bunch
4 of them, and I'm not going to mention them all, but the one
5 the other subject that I would mention is neighborhoods.

6 You know, we all have different aspirations about
7 how the world should be and how the community should be, but
8 I think that the values and the politics of this city, at
9 least in large measure, is and should be about the values of
10 a neighborhood.

11 And I think certain approaches like this may
12 create housing which may be inconsistent with a particular
13 neighborhood and may in fact upset and alienate the folks
14 who live in their neighborhood.

15 So, you know, what are my thoughts? Is even if it
16 made sense to do this, even if morally it made sense, even
17 if this was really going to provide for non-rich people, I
18 think that those who live in a neighborhood should have some
19 input into what is being built in their street, in that
20 community.

21 But all of that is secondary. I go back to the
22 first. These are nice words, but ultimately this is going

1 to be housing for the wealthy. That's not what he intends,
2 it's not what he thinks, but that's what's going to happen.
3 Thank you.

4 MARY FLYNN: All right. You know, Lou, you're
5 next.

6 LOUIS J. BACCI, JR.: Well, I think Steve covered
7 most of it. I don't really see anything in this that lowers
8 the cost of our housing. I have a development that's
9 happening on my street a couple houses down.

10 A single-family turned into three million-dollar
11 condos on a zero-lot line. Who is -- this isn't keeping
12 anybody from Cambridge living in Cambridge, this is just
13 increasing our transient population.

14 I admire the work that was done on that. I think
15 it was a great job. But it -- unraveling this system we
16 have here is a little more complicated than this. I don't
17 know if it's actually possible at this point. Just adding
18 more expensive housing to the city does not help any long-
19 term resident.

20 It may help a new resident that's going to be here
21 for a couple of years while they're working in one of the
22 high-tech jobs and they can't raise a family in these

1 smaller units that are very expensive and move to the
2 suburbs, and we rotate the population. That seems to be
3 what's happening.

4 So I think this needs more study, but I couldn't
5 recommend this.

6 MARY FLYNN: Thank you, Lou.

7 Hugh, what are your thoughts?

8 HUGH RUSSELL: I don't disagree with the previous
9 speakers, my colleagues. I perhaps am the only member of
10 the Board who was on the Board 22 or 23 or 24 years ago --
11 yes -- when John Pitkin proposed a general rezoning of the
12 commercial density in the eastern part of the city. And I
13 assisted him in thinking through; there were others who
14 assisted John.

15 The motivation for that study was that it was
16 pretty clear the infrastructure of the city could not
17 support the density that was permitted, particularly in
18 terms of transportation that -- and we naively proposed a
19 sweeping change to a third of the city or something like
20 that.

21 And the City's actual response to it was
22 interesting. They basically said, "Well, you know, you

1 talented amateurs can't do this. You know, it's just" --
2 and what we need -- what you need to do if you're making big
3 zoning changes is you have to have a study, a professional
4 study, either performed in house or by consultants, that
5 looks at what the likely consequences are, what the issues
6 are, and works it and makes a recommendation.

7 And the City decided to do that.

8 MARY FLYNN: Mm-hm.

9 HUGH RUSSELL: And I think that was called,
10 "ECAPS" -- East Cambridge Area Planning Study.

11 MARY FLYNN: Mm-hm.

12 HUGH RUSSELL: And after three or four years, it
13 came up with a bunch of recommendations, and it determined
14 -- it was -- a lot of it was based on the presumed capacity
15 of the streets and the presumed number of cars that would be
16 generated by new buildings and tried to bring that into
17 balance.

18 And ultimately, the City -- you know, they looked
19 at the housing and they wanted to try to incentivize housing
20 and open space. There were zoning changes made. And that's
21 the right way to do it. If you're doing a big change, you
22 need a big study so you can understand what you're doing.

1 And so, I think that should be our recommendation if we
2 think the basic goals have merit. And I'm not sure we're
3 there yet.

4 So a couple of red flags go up for me in these
5 proposals: A proposal to basically double the floor area
6 ratio in a Residence A, B and C Districts. Now, there are
7 occasional buildings in the districts.

8 I think 162 Hampshire Street with a good example
9 of a building that already is built in that density. But
10 it's not the general density of the neighborhoods, and I
11 would argue it's not the general density we want. We don't
12 want people tearing down historic houses or altering them in
13 such a way that they're a monstrosity.

14 I remind you of the house on the corner of Beech
15 Street and Mass Avenue, just north of Porter Square.
16 They've got a horrendously disfiguring addition using every
17 nook and cranny in the Zoning Ordinance to do something that
18 was clearly not what should be done. And it was only
19 brought to scale by having a four-story apartment house
20 built next to it.

21 So I think I'm suspicious. I'm also suspicious
22 that -- particularly of an FAR 7, and a notion that you can

1 do that in 80'. Well, you can if you don't have any
2 windows. But if you want to have residents there, you need
3 to have setbacks, so people are -- getting light and air in
4 their units.

5 If you've got a small space on the corner in
6 Harvard Square, you can accomplish that. You can use the
7 full zoning density, and you can actually do it in 60'. And
8 there are a few buildings like that. You put all the
9 windows on the streets. Arguably, you want to set up a
10 formula that allows people to take advantage of streets.

11 What's going to be the result of the 300 square-
12 foot lot area per dwelling unit? I think the consequence is
13 going to be that a lot of 300 square -- a lot of small units
14 are going to get built.

15 And that's really -- there is a need for some
16 small units, but I think there's a greater need for family
17 housing. And the present residential lot area per dwelling
18 unit is similarly related to the size of a family unit. I
19 don't think we want to see that. So I think that's
20 something that probably will not stand up to study.

21 And then there's one other bigger question here:
22 When you give a lot of additional zoning entitlement, who

1 benefits? Well, the developer who owns that property, or
2 who gets in quickly to buy it benefits a lot. And the
3 people who own property sell it to developers, and they get
4 some of that.

5 But if our goal is to get -- build housing that
6 people can afford, it seems like you want to somehow
7 recapture the increase in land value and put it into the
8 housing. There are schemes to do this.

9 The Lincoln Institute of Land Policy Studies,
10 which is located in a mansion on Brattle Street right now is
11 -- works basically all over the world studying ways to deal
12 with land value and to make the land value that's created by
13 rezoning have the results you want to have.

14 And it's not -- you know, so this is a -- Mr.
15 Franklin's proposal, is indeed an incredible effort. But
16 it's only the start. And if we think there's merit in some
17 of the ideas, then perhaps we should recommend to the
18 Council that there be a more comprehensive study to
19 accomplish the goals.

20 I think the studies that are in progress like the
21 Cambridge Street Study, which I am more familiar with than
22 the Alewife, very much try to do that. They work it into

1 the goals.

2 So I think we shouldn't -- it wouldn't be
3 responsible to present favorable recommendation on this,
4 because we don't know what it will do. The Community
5 Development Department doesn't know what would happen, and
6 the Council won't know what's happened. You know, it may be
7 able to grand gesture. But if we want to do it, let's do it
8 right.

9 MARY FLYNN: Mm-hm. Okay. Thank you so much.
10 Tom?

11 TOM SIENIEWICZ: Just briefly. Most of my fellow
12 Board members have spoken so eloquently about this. I -- at
13 the base, stuff that perhaps is, or driving another process
14 forward, it is a really simply idea buried at the outset of
15 this that Mr. Franklin explained, you know, that
16 straightforward idea to allow existing patterns of
17 development to perhaps be reproduced, and that Zoning
18 doesn't allow that.

19 And I think it's worth understanding that. And I
20 do recall petitions a year or two ago that were focused on
21 single-family zoning that were doing such an analysis. I
22 too am impressed with the huge amount of work that this

1 person has volunteers to put this together to try to address
2 this issue.

3 And I'm also -- the other thing that impresses me,
4 and I feel it and I think others on these tiles feel it --
5 there's some urgency about looking at the zoning code
6 through this lens and trying to figure out the ways in which
7 it might be impinging our ability to solve this intractable
8 problem of creating more housing inventory in the city.

9 Now, lastly, I often ask myself, what's the
10 purpose of zoning? And I go -- often go back to the
11 preamble in our code, which defines what it's supposed to
12 do. But what you find there, because it's affecting private
13 property and private property rights, is that it's a very
14 nuanced and complicated definition of what proper zoning
15 does. And there's a lot of questions that that preamble
16 raises for me relative to this petition.

17 For instance, it says it's to prevent overcrowding
18 and to allow light and air. Would the increased density
19 affect that? It's to prevent undue concentrations of
20 population.

21 You know, in what ways do this -- the broad brush
22 of this proposal in fact hurt the city in that regard? It's

1 to conserve the value of the land and buildings.

2 I very much appreciated Hugh's description of how
3 those values may flow in unintended ways and actually hurt
4 our ability to what we want to do here.

5 So thresholds are complex, and they should be
6 complex, because it's private property. The planning
7 process at a citywide level has started in Envision
8 Cambridge. So I would suggest that some of the good ideas
9 for particular zones and particular streets be parsed out
10 into separate studies, so that we can pull the very best of
11 this petition forward.

12 But I agree, it's too broad-brush, and would be
13 irresponsible for us to forward it with a favorable
14 recommendation to City Council. It's almost impossible to
15 predict exactly what the consequences of many of these
16 proposals buried in the petition outline. So that's all I
17 had on it tonight.

18 Thank you.

19 MARY FLYNN: Thank you, Tom. Catherine, what are
20 your thoughts?

21 CATHERINE PRESTON CONNOLLY: So I'll be brief,
22 because most of my thoughts have been shared by fellow Board

1 members. I do think that the proper order of things is to
2 do a Planning Study to establish goals, and then to write
3 zoning to implement those goals.

4 The first step in that for the City, as recently
5 as 2019, was to adopt the Envision Cambridge vision, which
6 was then segmented into various other sub-groups to look at
7 implementing those very broad-brush goals, which is the area
8 which broad-brush -- or the stage of which broad-brush is
9 appropriate, to parcel those off into smaller bite-size
10 pieces, where we could say that we understood the
11 consequences.

12 And even those, I was a part of the Alewife Zoning
13 Working Group, or the study group that preceded the Working
14 Group. We spent a lot of time just on the Alewife talking
15 about the goals. And that fed into the Alewife Study, which
16 then has now fed into the Zoning Working Group.

17 It's a -- I would be disingenuous if I said the
18 process was quick, it's not quick. The real estate market
19 tends to move faster than Zoning does.

20 And so, I appreciate the urgency and, you know,
21 private citizen efforts here, but -- you know, it's also a
22 nuanced process that if we're going to get the results we

1 want, we have to take the long-term view.

2 So that wasn't as short as I had hoped.

3 I'm in agreement with my fellow Board members that
4 we should not be recommending the petition before us.

5 MARY FLYNN: Okay. Thank you. All right. So it
6 sounds as though everyone on the Board is on the same page.
7 I don't disagree with anything that the Board has said, my
8 fellow Board members.

9 So what I'm hearing is that they were going to
10 recommend that the petition not be adopted but talk about
11 the fact that it's very broad-brushed, we don't understand
12 what the impacts will be. It needs further study, and we
13 can talk about the Envision Cambridge Master Plan, various
14 studies and their zonings that are coming out of those.

15 And, you know, I think we can also in our comments
16 to the City Council talk about, you know, the tremendous
17 effort on behalf of -- that Mr. Franklin has put in, and
18 that right now we feel it's so complex it's even hard to
19 sort of parcel out what may be some good ideas in the
20 petition.

21 But perhaps with time and with other studies are
22 that ongoing, we can refer back to this and see where there

1 may be opportunities to implement pieces of it. But it
2 really needs to be done on a more detailed planning effort
3 and study, and probably more than one.

4 So I think Daniel also -- you know, obviously he
5 has notes from this evening's discussion and can -- you
6 know, will add in many of the issues that the Board has
7 raised in terms of why we would propose not to adopt the
8 petition at this time.

9 So can I have a motion, then, that the Board
10 member would like to express more succinctly perhaps than I
11 did? But a motion to the effect that the petition not be
12 adopted?

13 Catherine? You volunteered.

14 CATHERINE PRESTON CONNOLLY: Mary, I'd like to
15 move that the Board forward a recommendation to the City
16 Council that the petition not be adopted with additional
17 comments, as have been noted here this evening.

18 MARY FLYNN: Is there a second?

19 STEVEN A. COHEN: Second.

20 MARY FLYNN: Thank you. Okay. Daniel, can we
21 have a roll call vote, please?

22 DANIEL MESSPLAY: Roll call on that motion: Lou

1 Bacci?

2 LOUIS J. BACCI, JR.: Yes.

3 DANIEL MESSPLAY: H Theodore Cohen?

4 H THEODORE COHEN: Yes.

5 DANIEL MESSPLAY: Steve Cohen?

6 STEVEN A. COHEN: Yes.

7 DANIEL MESSPLAY: Tom Sieniewicz?

8 TOM SIENIEWICZ: Yes.

9 DANIEL MESSPLAY: Hugh Russell?

10 HUGH RUSSELL: Yes.

11 DANIEL MESSPLAY: Catherine Preston Connolly?

12 CATHERINE PRESTON CONNOLLY: Yes.

13 DANIEL MESSPLAY: And Mary Flynn?

14 MARY FLYNN: Yes.

15 [All vote YES]

16 DANIEL MESSPLAY: That's all members voting in

17 favor.

18 MARY FLYNN: All right. Thank you. Thank you,
19 Daniel. Thank you, Board members. And Mr. Franklin, thank
20 you so much for the time and effort that you've put into
21 this. It really is to be commended.

22 CHARLES FRANKLIN: Thank you for your time and

1 consideration.

2 MARY FLYNN: Okay, so moving -- you're welcome.
3 Goodnight.

4 Let's see. Eight o'clock. Okay. So do Board
5 members need to take a quick five-minute break, or do we
6 want to just continue on?

7 I'm just trying to get a sense of -- anybody, if
8 you need to take a break during the meeting, you certainly
9 can. Just, you know, rejoin as quickly as possible. I
10 think we're losing Tom at this point, anyway.

11 But let me proceed. And as I said, if you need to
12 take a break, feel free.

13 * * * * *

14 (7:54 p.m.)

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

19 MARY FLYNN: So the next item on the agenda is a
20 Design Review and requested Minor Amendment for case PB-368,
21 previously approved Planned Unit Development by Timco known
22 as Volpe. And CDD Staff will begin by summarizing why this

1 is before us.

2 DANIEL MESSPLAY: Thank you, Chair Flynn. So this
3 special permit was first approved in 2021 to enable the
4 construction of eight building sites and four park sites
5 consisting of approximately three million square feet of
6 total development and two acres of public open space.

7 As with other PUDs, the building sites and open
8 spaces and assigned site elements are first approved at a
9 schematic level, subject to further Design Review by the
10 Planning Board on a site-by-site basis.

11 The special permit was amended earlier this year
12 to modify the approved phasing plan, such that commercial
13 Building C3 would proceed in Phase 1 of the development, and
14 Building C2 would be moved from Phase 1 to Phase 2.

15 This evening, the permittee seeks Design Review
16 approval of Building C3 as well as Sixth Street Park, as
17 well as a Minor Amendment to extend the date by which
18 construction shall commence on the special permit from
19 September 2023 to September 2024.

20 CDD and Urban Design Staff have prepared a memo
21 which discusses the Zoning and Design elements related to
22 the proposal, as well as comments on the requested Minor

1 Amendment.

2 And Erik Thorkildsen has been our primary Urban
3 Designer on this project and is present to answer any
4 questions the Board may have.

5 MARY FLYNN: Okay, Daniel. Thank you so much.
6 Sarah Gallop is here this evening representing the
7 applicants.

8 Sarah, you'll have up to 30 minutes to present,
9 but please be as concise as possible. And if you would
10 start by introducing yourself and the other members of your
11 team, that would be helpful.

12 And please begin.

13 SARAH GALLOP: Thank you, Madam Chair. And good
14 evening to the Planning Board, City Staff and members of the
15 public. My name is Sarah Gallop, and I'm Director of
16 Government and Community Relations at MIT. We are delighted
17 to be kicking off the Design Review process of our Volpe
18 Roadmap Project.

19 Tonight, several of us from the Volpe team will
20 present our plans for the Sixth Street Park and the C3
21 commercial building. And if it's okay with you, Madam
22 Chair, we'll be introducing ourselves as we go along.

1 MARY FLYNN: Yes, that's fine. Very good.

2 SARAH GALLOP: Most of you have been working with
3 us since the outset of the Volpe Project. But for anyone
4 who may be newer to the process, here's a timeline showing
5 where we've been and where we're going. There are many key
6 dates here.

7 But I'll just point out that the zoning for the
8 parcel was approved in 2017, and the special permit for the
9 overall plan was granted in 2021.

10 Now, we're beginning the first phase of Design
11 Review. Everything that you will see tonight is in keeping
12 with previous discussions and approvals.

13 Over the last 12 years, we've developed a vision
14 together for the broader Kendall Square environs. We're
15 grateful to all of you for the good ideas and input along
16 the way. We want to help create a place where people can
17 live, work and play for sure, but also a place where
18 everyone feels welcome, included and inspired.

19 We'd like to share with you a few initiatives that
20 serve to meet those goals; some that came out of zoning
21 agreements, and some that we implemented on our own.

22 The Job Connector, a Volpe Zoning commitment, is

1 located at 792 Main Street right across the street from
2 Bertucci's. You can see the building and the Staff team in
3 these top two images.

4 Over the past three and a half years, The Job
5 Connector has served 600 clients, worked with 40
6 collaborators, offered 30 programs, placed 100 job seekers
7 in positions, and engaged 450 participants in our
8 programming.

9 All Cambridge residents are welcome and encouraged
10 to stop in.

11 Below on the left is an image of the new
12 Kendall/MIT Headhouse. We rebuilt the head house on our own
13 outside of a zoning agreement, because it's such an
14 important feature of the Square.

15 The overhead canopy was created in Maine by the
16 Lyman-Morse Boatbuilding company and shipped by barge down
17 the coast and up the Charles River.

18 Below on the right is an image of our Open Space,
19 by Kendall Zoning commitment. In its first year, the Open
20 Space Team worked with 40 collaborators to host 60 public
21 programs with 4,800 attendees.

22 The year-round events feature music, art, dance,

1 film, family activities, and food trucks. It's an
2 accessible, active and welcoming space for the broader
3 community.

4 It's also surrounded by our new Welcome Center and
5 the MIT Museum, which offers free membership to Cambridge
6 residents. So far, 4,500 households have become members of
7 the Museum.

8 Another priority and commitment that we've been
9 happily implementing is public art. This slide shows five
10 of our Kendall installations, all created by local, diverse
11 artists. You can see the locations listed below the images.

12 Active retail is another critical element in our
13 effort to enhance vibrancy and nurture community in the
14 Square. As you know, there will be about 100,000 square
15 feet of retail in the Volpe Development.

16 Given the role that the Planning Board played in
17 guiding the retail in the Kendall Square Initiative, we'd
18 like to give you a quick update on that activity. All of
19 these are new installments in Kendall.

20 And more is coming! These five establishments
21 will be opening later this year. The place is really coming
22 along.

1 Finally, you may recall that we hosted a series of
2 seven equity and inclusion workshops on a variety of topics
3 to inform our Volpe Planning process.

4 Over 500 people helped us think deeply about the
5 way we operate and manage our housing, open space, community
6 center and retail, and how we can best serve and reflect the
7 community around us.

8 Many of these learnings are now in place, from our
9 approach to hiring architects to the way we choose
10 collaborators and operators, to our methodology in
11 soliciting retail interests. These values and principles
12 will be implemented and evident throughout the redevelopment
13 process.

14 Now, I'm pleased to turn the presentation over to
15 David Manfredi from Elkus Manfredi Architects. David?

16 DAVID MANFREDI: Thank you, Sarah, and good
17 evening. I am David Manfredi from Elkus Manfredi
18 Architects. I'm joined by Andre Vega from Moody Nolan, our
19 associate architect, and my own team, Jen and Christine
20 Song, and along with Gary Hildebrand and Lisa Giersbach will
21 be describing the design proposal for Building B, C3 and
22 Sixth Street Park.

1 I want to start with a quick look back. And you
2 will remember the approved final development plan from June
3 4, 2021 as part of the special permit for the Volpe site.
4 The plan evolved over months of community engagement --
5 interaction with CDD and Planning Board and is based on
6 several important planning principles to this day.

7 Number one, creating connection from Binney to
8 Broadway. That is from the East Cambridge neighborhood to
9 the T and from Broad Canal Way on the east and the Sixth
10 Street Walkway, and Kittie Knox Bike Path in the west.

11 Two, creating important new publicly-accessible
12 open spaces. There are in fact five -- Third Street Park,
13 Community Center Park, Fifth Street Art Walk, Sixth Street
14 Walkway, and [unclear] park in front of Binney Street.

15 Fourth (sic), bringing active uses, restaurants
16 and shops to Broadway and Third Street and Broad Canal Way.

17 Fifth, making a great pedestrian First Street on
18 Broad Canal Way that doesn't exist today.

19 And lastly, designing buildings with active
20 ground-floor uses that extend the public realm into the
21 first-floor building.

22 The plan is based on making connections,

1 introducing this connecting grid of pathways to a site that
2 has been closed off for the last 50 years, with the idea
3 that buildings should defer to context to their edges --
4 should be planned to define open space and not to be objects
5 themselves. The open space and ground-floor uses have
6 shaped the plan.

7 The Design Guidelines from June 4 of 2021 describe
8 several key ideas. And I'll go from left to right.

9 Up to four different vertical zones. They are
10 called pedestrian frontage, streetwall, tower, and top.

11 Second, stepbacks and two laterals between these
12 zones.

13 Third, stepbacks oriented to adjacent open spaces
14 -- deeper stepbacks that recognize context.

15 And lastly, changes in plane -- especially in this case
16 across Kendall Way, where two commercial buildings face each
17 other.

18 Now, into the specifics of C3. There are
19 important Urban Design objectives here, and I want to
20 quickly review them, and hopefully we'll see them come to
21 life in the building.

22 Number one, shape of the massing. And I'm going

1 from upper left to right, top row and then bottom. The
2 shape of the massing is to expand the daylight with the
3 Sixth Street Walkway. It's a treasured piece of public
4 realm.

5 Second, what we call, "relieve the tension between
6 C3 and the adjacent commercial building," which is C2, by
7 disrupting and shaping those parallel façades.

8 Three, creating three tiers -- frontage, tower and
9 top.

10 Fourth -- now I want to go left -- make the
11 stepbacks very legible. Celebrate the southwest corner of
12 the building and connect Broad Canal Way with Sixth Street
13 Walkway in an important pedestrian way that leads beyond the
14 site on MXD and in fact will lead to the neighborhood.

15 The massing that we propose does in fact follow
16 the guidelines with its three distinct volumes. It
17 interprets those guidelines with vertical tiers and
18 stepbacks, but perhaps in a nonconventional way. The three
19 tiers, instead of being stacked and the stepbacks being
20 equal, three tiers pivot around the corner.

21 The changes in plane disrupt the orthogonal
22 regularity of the blocks. The shape of the three tiers are

1 positioned to increase daylight to Sixth Street park,
2 especially to the existing in the plan new trees, and
3 increase daylight into Kendall Way.

4 And we celebrate that northwest corner, the half-
5 corner of the building where Broadway, Sixth Street Walkway
6 and Ames Street all come together, where there is an opening
7 in the context of buildings where that west elevation is so
8 important.

9 This is an important new corridor to and from the
10 building.

11 Going to the ground floor plan. You'll remember
12 from our conceptual massing that the first, second and third
13 floor of the building are smaller than the floors above, and
14 that's in order to accommodate this passageway from Broad
15 Canal Way connecting to Sixth Street Park.

16 Almost 70 percent of Building C3's public
17 frontage, all that area in pink, consists of retail and
18 restaurants; the shops, the restaurants throughout the
19 south, the west and the north side of the building engaging
20 the sidewalks, engaging the open space, both the streetscape
21 on Broadway with that important Sixth Street Walkway.

22 The lobby is located on Broadway, you see that in

1 yellow. It has another entrance to the west of Sixth Street
2 Walkway. Again: recognize the importance of the walkway.
3 And you can see that that restaurant in the southwest corner
4 is designed to spill into the lobby, similar to Shy Bird at
5 One Broadway.

6 You'll notice on the corners -- the round corners
7 -- that we have operable windows -- you'll notice them when
8 I show you renderings -- along Broadway, and the same kind
9 of operable storefront in the passageway. And you can see
10 Kendall Way to the east, where building services come into
11 the building.

12 You can see that Level 4 pivots over Level 3.
13 Level 10 pivots over level 9. And as we go up and we pivot,
14 we create outdoor space with tenants on upper floors.

15 You'll also notice when I get to the renderings
16 that there are additional terraces at 7, 12 -- Floor 7, 12,
17 14 and 16, celebrating that southwest corner of the
18 building. In all, there's nine balconies or terraces on the
19 building.

20 It's important to note, and it's important to
21 recognize how we have located the terraces; that the
22 building is designed as a multiple tenant building; very

1 specifically, to support the diversity of the innovation
2 ecosystem in Kendall Square.

3 And the terraces are these located to accommodate
4 multiple tenants. That means they're not all gathered, and
5 they're not all stacked. They are spread out vertically
6 through the building, anticipating four, five, six different
7 tenants in the building.

8 The building section illustrates several key
9 design aspects. Number one, the pivoting of the building
10 massing creates those deep stepbacks that you see on the
11 right on Broadway.

12 You see the 12-foot stepbacks. And of course,
13 they're not parallel, because they're pivoting. And so,
14 they are these almost triangular kinds of shapes.

15 It looks like all Level 2 is mechanical; it's not.
16 About half that floor is, though. It's electrical gear
17 located there for resiliency reasons. And you'll notice
18 that the mechanical penthouse is significant in size. It's
19 a result of the mechanical infrastructure of the building,
20 the future total electrification of the building, and that
21 strategy of multiple tenants in the building.

22 Here's the building. You're standing really at

1 that convergence of those three important streets. You can
2 see 46 percent of the exterior envelope is visual glass in
3 these horizontal planes; 54 percent of the building envelope
4 is insulated spandrel.

5 The spandrel is a scalloped terra cotta panel,
6 rendered here in sage green, and of course we're still
7 looking at color and we'll mockup models.

8 The enclosed penthouses at the top of the building
9 are clad with the same unitized curved wall, the same shape
10 is extruded in order to maintain the continuity of the
11 building. And obviously, the corners are rounded, the
12 shapes pivot, and the horizontal lines all intended to
13 accentuate the massing in this form of this building.

14 A view from the opposite direction on Broadway
15 looking west. You can see how open it is. You see how the
16 building turns its face towards Longfellow -- the Longfellow
17 Bridge -- and you can see that there will be really good
18 light penetration into Broadway.

19 The first floor - I'm now along Broadway -- I'm
20 looking east towards the Longfellow Bridge, and this
21 elevation on Broadway is predominantly active uses where
22 shops, restaurants, and the building [audio unclear].

1 The frame of the first floor is a different color
2 terra cotta. It's a warm, white terra cotta, very clear
3 low-iron glass. Low-iron glass throughout the entire
4 building.

5 That sage green terra cotta above stops at the
6 second floor, and this simple white provides a kind of
7 neutral frame for relatively small, diverse tenants -- each
8 to have its own identity with different canopies, different
9 signage, different storefronts -- all of the ingredients of
10 a really active street.

11 Now I'm on Broad Canal Way. And I am about
12 halfway between Fifth Street and Kendall Way, looking west
13 towards the Passageway. And the Passageway is a three-level
14 space 45-feet long that connects Broad Canal Way to Sixth
15 Street Walkway and beyond.

16 On the far left of this drawing is the future
17 Building C2, which is in development. Building C3, right in
18 the middle of the drawing, provides the south face of the
19 passageway, and to the right kind of behind that tree is
20 Building R3, where the entertainment music venue will be
21 located, with residential above, and it will provide the
22 north façade of the passageway that too is currently under

1 development.

2 The next image is looking -- again, I'm on Broad
3 Canal Way; I'm now looking south, Building C2. Future
4 building is to my left, the building I'm talking about is to
5 my right. You're looking down Kendall right to Broadway.
6 We're looking off to the right, the passageway, that goes
7 out to the Sixth Street Walkway.

8 And next you can see the passageway itself, with
9 C3 to the left, the passageway through to MXD, very
10 important to Kittie Knox, as well as the Sixth Street
11 Walkway. And active storefronts wrapping these edges,
12 future R3 to the west and the idea of creating a different
13 kind of venue to accommodate all kinds of different events.

14 A little bit of detail: The building's exterior
15 materials include, as I said, triple-glazed, high
16 performance, unitized curved wall, spandrels of terra cotta
17 in an arranged screen system, and you can see the stone base
18 that wraps around the building. And Andre will describe
19 more in our resiliency plan.

20 And you can see precedents, the beauty of terra
21 cotta of course is the range of color, the finishes on that
22 color, and the shapes that are possible.

1 The spandrels here -- and obviously I'm up higher
2 in the building now -- the spandrels, that is the terra
3 cotta, is 5'6" tall. It's divided into four scallops in
4 every spandrel band. It wraps around the corners in the
5 shape of the building. The glazing is 8'6" tall on typical
6 floors.

7 And it's actually, it's the efficiency of the area
8 of insulated panel that allows us to have as much glass as
9 we're proposing and be fully compliant with the Stretch
10 Energy Code.

11 Before we turn to the open space, Andre will
12 review the building's approach to sustainability.

13 ANDRE VEGA: Thank you, David. MIT has
14 collaborated with a team of environmental consultants who
15 are central to our design effort.

16 We've taken a comprehensive approach that allows
17 the C3 Building to incorporate sustainable best practices in
18 design and operation, stormwater management, transportation,
19 and landscape strategies that align with the larger
20 initiative for Kendall Square and the Volpe Redevelopment.
21 This building will be one of the most advanced buildings in
22 the city.

1 Apart from being all-electric ready, the project
2 is committed to achieving at least 10 percent reduction in
3 embodied carbon compared to the baseline, which we hope to
4 improve upon even further, as the design progresses.

5 The project is also committed to a Net Zero future
6 and will purchase green power renewable energy certificates
7 to offset 100 percent of the embodied and operational
8 carbon. We are currently doing life cycle analysis to
9 facilitate this goal.

10 The C3 building will be part of a larger district-
11 wide blackwater treatment system for reuse of building
12 water, which will significantly reduce the demand for
13 potable water.

14 The project shown here today will achieve a
15 minimum LEED Gold rating through its incorporation of the
16 latest energy standards and sustainability initiatives, such
17 as material content disclosures and prioritize healthy
18 buildings and environments.

19 The Volpe Redevelopment will be one of the largest
20 LEED developments in all of New England.

21 At the same time, we must consider the very real
22 impacts of climate change. The C3 Building will be

1 resilient to the 2070, 100-year precipitation level of
2 elevation 22', with passive flood mitigation. We are
3 raising the sill to elevation 22', and passive floodgates
4 are located at all the building entrances that are below
5 elevation 22'. You can see those in blue here on the south
6 side of the building.

7 Throughout the design process, we have worked
8 closely with DPW on resiliency measures, and in turn all
9 critical infrastructure will be elevated above the 2070 100-
10 year storm surge elevation of 23.5 in full compliance with
11 the Climate Resiliency Zoning Ordinance adopted earlier this
12 year.

13 Now, I would like to pass the mic to Gary
14 Hildebrand from Reed Hildebrand, and Lisa Giersbach from G2
15 Collaborative, who will walk you through the Project's open
16 space and design of Sixth Street Park.

17 GARY HILDEBRAND: Thank you, Andre, and thanks to
18 David as well for setting the context for our public realm
19 improvements this evening.

20 I'm Gary Hildebrand from Reed Hildebrand here in
21 Cambridge, and I'm joined this evening by Landscape
22 Architect Lisa Giersbach from G2 Collaborative, who brings

1 to the project really great experience in designing for play
2 for the Sixth Street Park.

3 As you'll see, the work we're about to describe
4 follows very closely that of the special permit of two years
5 ago. We are aware that even more than the buildings, the
6 public realm spaces -- the parks, squares, passageways, and
7 streets of the entire Volpe development, will define the
8 character and the acting physical heart of Kendall Square in
9 the near future.

10 Here is the public realm diagram; you'll recall
11 seeing this. It maximizes connectivity and permeability for
12 pedestrians, cyclists, workers, residents and neighbors
13 throughout the development. It emphasizes solar exposure
14 for outdoor space and the protection and continuation of a
15 diverse urban canopy throughout, as approved in the special
16 permit.

17 And I think you're all aware that all of our park
18 spaces in the plan are adjacent to streets, making the
19 entire build-out of the plan probably the most open build-
20 out of the plan probably the most open, permeable and
21 accessible development of its kind in Cambridge.

22 Here's the enlarged plan showing Kendall Way to

1 the east -- that's on the right of the slide -- Broadway on
2 the south, and the Sixth Street Extension and Sixth Street
3 Park along the west.

4 Although we'll be developing with this project
5 only the southern portion of this park, tonight we'll also
6 describe the entire park from Potter to Broadway, so that
7 you have context for this first phase of the project in
8 Design Review.

9 The northern part of the Sixth Street Park just
10 off screen here, will be developed and delivered with the
11 build-out of the R3 residential building just to the north.

12 Starting from the right, we've designed the new
13 street, Kendall Way, as the shared street that prioritizes
14 pedestrians and bicycles. It's curbless, to give it a
15 pedestrian orientation and sort of a plaza-like character;
16 has groves of birch trees and other plantings also.

17 Broadway, over the full build-out, will become an
18 active commercial street, which is not what it is today -- a
19 consistent street wall that we've been envisioning between
20 Ames Street to the west and all the way to the future Third
21 Street Park to the east.

22 Improvements to Broadway include the continuous

1 active streetwall of C3, a wider sidewalk for pedestrians,
2 introduction of a curb-separated, westbound cycle track, and
3 benches for public seating, along with planting additional
4 street trees.

5 As you're aware, an active curb zone is also
6 proposed on Broadway to provide access for vehicles dropping
7 off passengers overall for the site. And in just a few
8 minutes, Lisa will describe the park in more detail.

9 This next slide is the plan of the vehicle
10 circulation. And you've seen it before, but I can describe
11 it in more detail if needed during our question-and-answer
12 period.

13 We also can return if we like to the organization
14 of bikes and parking if we need to. But we've worked very
15 closely with CDD and Transportation, Parking and Transit on
16 these provisions in the plan.

17 Now we're coming back to the plan at Broadway just
18 to give you a little bit more detail and a feel for the
19 street. This is a complete transformation of a street that
20 has always seemed nicely shaded, but completely lacking in
21 activation, and always fenced off from public access.

22 We're also improving crossing access to the south

1 side of the street, and to the MBTA Station. So we're
2 excited about these changes, and we can review these too if
3 you have questions.

4 So I'll end my part of the presentation here on a
5 completely transformed Broadway and the new Kendall Way. We
6 can talk about more of that if you like. I'd like to turn
7 instead now to Lisa from G2 Collaborative, who will provide
8 you with details of the Sixth Street Park. Thanks.

9 LISA GIERSBACH: Thank you, Gary. Good evening,
10 everyone. We are really excited to share with you how the
11 design and program spaces of Sixth Street Park have come
12 together. Just to reorient you here to the plan, Broadway
13 is now to the right, Potter to the left, and Building C3 is
14 at the top of the page.

15 We see Sixth Street Park as a dynamic and inviting
16 linear park that welcomes and provides connective, playful
17 program spaces for surrounding community throughout the
18 park.

19 Adjacent to Sixth Street Walkway and the Kittie
20 Knox Bike Path, which you see here at the bottom of the
21 slide. The park will expand the public use and activation
22 of this important and well-used public walkway.

1 In response to feedback from the community
2 engagement process, the park will include a series of
3 active, interactive and passive program uses intended to
4 attract the larger community of residents, employees, and
5 visitors to the Kendall Square area day and night, during
6 the week and on weekends.

7 Historically, Sixth Street bridged over Broad
8 Canal. The design of the park honors this history by
9 creating decked walkways that frame spaces, connect users
10 between Loughrey Walkway and Sixth Street Park, and connect
11 program spaces within the park itself.

12 We've designed the program elements for Sixth
13 Street Park that were identified as needed and desired in
14 the special permit.

15 Our team has also met with Boston Properties and
16 the CRA to prepare play programs to the adjacent MXD site,
17 to ensure our designs are complimentary.

18 The programmatic elements of Sixth Street Park not
19 only reflect the community's feedback but are also located
20 to protect the critical root zone of the existing trees on
21 Sixth Street Walkway and coordinate with the undergraduate
22 infiltration tanks that we have on site.

1 The park itself is approximately 48' wide, and a
2 little more than a quarter of that width is elevated above
3 the root zone of the existing trees.

4 The next slide is an enlargement. And we've
5 turned the plan again on you, where you see the south side
6 of the park. Loughrey Walkway is on the left. Building C3
7 to the right, and Broadway is at the bottom of the screen.

8 From Broadway, people are invited into an intimate
9 courtyard with a flexible seating area, which is set within
10 a grove of trees. The deck walkways encourage visitors to
11 circulate through the park, connect back to Sixth Street
12 Walkway, or direct them further into the park and into a
13 play space that features custom wood play elements.

14 The play space has been designed with multiple
15 circuits that offer a variety of gross motor play, creative
16 exploration and challenge. There's an undulating bridge
17 that spans a bowl and moves you through a thicket of posts
18 and steppers. Beyond this is a play mound with an
19 integrated slide, and amphitheater steps for climbing or
20 performing play.

21 At either entrance to the play space there are
22 also seating areas and benches, tables and chairs that can

1 accommodate both caregivers, as well as small celebrations
2 and gatherings.

3 To the north of the play space, the decking rises
4 up into a series of stages which are intended for impromptu
5 performances, for seating, and for providing playful
6 climbing opportunities. Interactive musical instruments
7 such as piano and playable chimes expand the playful energy
8 throughout the park.

9 A large picnic table among a small amount group of
10 trees provides space for gathering, or users can perch on
11 amphitheater seating to watch nearby ping pong or a baseball
12 game.

13 The sports court itself is imagined to be planted
14 -- sorry, painted -- with a colorful mural that would also
15 be reflected on the adjacent wall of Building C3, creating a
16 community-themed park. Striping for half-court basketball,
17 four-square and other games will make this a playful space
18 for all ages.

19 And lastly, a community dog park is situated at
20 the north edge of the park along Potter Street.

21 Just briefly, the materials of this site on the
22 next slide, around Building C3, will include unit paving,

1 permeable unit pavers, and exposed aggregate concrete, as
2 well as decked paths, wood play elements, and play surfacing
3 in the playground.

4 In the next series of renderings, you can see how
5 all of these elements come together. This is a view of the
6 west entrance of Building C3 and Sixth Street Park as you
7 approach from Broadway. Loughrey Walkway is to the left.
8 The park is activated at the corner of C3, where you see
9 open windows, outdoor dining, and activity can be seen in
10 the playground beyond.

11 This is the same view, but on an autumn evening.
12 The trees in the park will be festively little. Lighting
13 from the corner of C3 will spill out onto the courtyard.
14 Light posts within the park will illuminate the seating
15 area, playground, and spaces to the north of the site.

16 Just north of the play space we see people
17 congregating on the stage elements, listening to music. In
18 the gathering space, a picnic table provides a setting for
19 small party and more seating in a grove of trees looks out
20 toward the sport court.

21 And here, now we're at the edge -- the northern
22 edge of the park looking back toward Broadway, we see the

1 dog park is the left, planting and seating separated from
2 the sports court, and you can see here public art murals on
3 the surface of the court as well as creating a backdrop to
4 the space, making this feel like a part of the larger
5 community.

6 And then in this final view, we're actually
7 standing on the adjacent MXD site, looking west, across the
8 Kittie Knox Bikeway through the Sixth Street trees.
9 Building C3 is in the background, with a passageway to the
10 left. And you can see the playground in the foreground with
11 its climbing mound, amphitheater, and slide.

12 We really see this as an active, lively area with
13 direct connections, and open, visible sight lines
14 throughout.

15 With that, I think I'd like to hand it over to Ben
16 Lavery to end things for us this evening.

17 Thank you.

18 BEN LAVERY: Thank you very much, Lisa. And good
19 evening. My name is Ben Lavery. I work with MITIMCo.
20 Thank you very much for your time this evening. I know this
21 is an extensive amount of information and material, but
22 we're thrilled to be here. Sarah noted the extensive

1 process that we've had up to this date, so we're thrilled to
2 get your feedback.

3 Before we -- as we conclude our presentation, I'd
4 also like to thank CDD Staff for the thorough and thoughtful
5 review efforts. We've been very engaged with them
6 throughout -- since the beginning of the year and feel that
7 we've made a lot of progress together, and really come to
8 resolution on a great number of things -- albeit with some
9 issues that require ongoing conversation.

10 So now that concludes our presentation, and we
11 look forward to responding to your questions.

12 MARY FLYNN: Well, thank you very much. I
13 appreciate the presentation.

14 Do Board members have questions for the proponent
15 at this time? I'm not sure I can see all of you.

16 Hugh?

17 HUGH RUSSELL: I have a question about the access
18 to the parking. It appears that there's a ramp down from
19 Potter Street through what will be another parking garage, I
20 guess, at some point. And we've received some
21 communications saying that Potter Street is quite congested.

22 And so, I'm curious, is that the permanent

1 solution for the parking entrance? And does all the parking
2 come through Potter Street?

3 BEN LAVERY: Sure.

4 MARY FLYNN: Yeah, who on the --

5 BEN LAVERY: I -- yeah, I'm happy to respond to
6 that, thank you.

7 MARY FLYNN: Mm-hm.

8 BEN LAVERY: Thank you. I appreciate the
9 question. The parking facility within the entirety of the
10 Volpe project is actually served by three entrances. Two
11 are off of Potter, one at each end, and one at the same end
12 as C3, the western end of the street, and one off of Fifth
13 Street.

14 The garage will operate in the end as one
15 integrated garage, but the initial entrance for this C3
16 parking garage, which would accommodate approximately 350
17 spaces, is off of Potter Street. And that's consistent with
18 the special permit.

19 MARY FLYNN: Okay. Any other questions? I'm not
20 seeing any at this time. I just have one question about the
21 door stages, that little stage area for performances and
22 whatever. Who will be programming that? Is that going to

1 be tied into the other open space activities throughout
2 Kendall Square, or is it more of a stand-alone area?

3 BEN LAVERY: Sure. We anticipate that the
4 programming throughout the development will be delivered on
5 an integrated approach, once it's complete.

6 So the property management team and members of
7 MITIMCo in conjunction with the various retail operators
8 that we may have will work together to generate programming
9 as we have at the SoMa open space development.

10 And you heard Sarah mention some of the numbers of
11 events and the types of events as we scale up this
12 opportunity. We would anticipate doing the same.

13 MARY FLYNN: Okay. Wonderful. I'm not seeing any
14 other questions. We also received written materials from
15 the CDD Department. Erik and the Urban Design team prepared
16 quite a detailed memo.

17 So I just want to give Erik and opportunity to
18 comment on some of the major points of it, and also to kind
19 of make sense of where things are. I know there's still --
20 there's a list of things to follow up on. So Erik, I'll
21 turn it over to you.

22 ERIK THORKILDSEN: Thanks. Yes, this is Erik

1 Thorkildsen, CDD. And yeah, there's a lot of stuff in the
2 memo, but let me just go through a few of the kind of more
3 important things. Basically, it generally responds to the
4 Volpe Design Guidelines that were made in 2017 and follows
5 the Development Plan.

6 It's a relatively quiet, and more than a little
7 bit elegant building. It really seems quite good on the
8 site. It generally sets a good precedent for the
9 forthcoming other buildings on the Volpe site.

10 The main points of the memo are things that might
11 be good to just nudge the building a little bit more on the
12 building site. The particular site first. The Sixth Street
13 Park seems like a really wonderful development -- that it
14 reads very much as a series of different sort of separate
15 functions, amenities, as though sort of beads on a string.

16 We are wondering if it could be made a little less
17 compartmentalized functionally; could play and recreations
18 for instance be more kind of a continuous option as you move
19 along the space.

20 And also, could it read more as -- right now it
21 sort of reads as though there's a Sixth Street Walkway with
22 a double line of trees; trees on both sides. And then

1 there's a space. And then there's the building. And these
2 various amenities occur in that sort of space between the
3 buildings ant the trees.

4 Wondering what's the possibility of making it be
5 more [audio distortion] park that has walkway on the west
6 side and this various sort of play, recreational, and other
7 features on the righthand side, which maybe is mostly a sort
8 of matter of vegetation, considering it more second line,
9 third line of trees along the building site for other
10 vegetation that would sort of make the whole thing -- one
11 side or the other feel like one big package.

12 We could talk a little bit more about -- actually
13 one thing we were wondering is right now the recreational
14 sports and the musical kind of -- in place musical
15 instruments are near the residential building, and the
16 younger child play areas just outside, would it make sense
17 to swap those so the play area is near the residential, the
18 future residential, and the noise of instruments and balls
19 are farther from the residential.

20 Just, we're wondering how that decision was made.

21 Moving around to Broadway, we had a lot of
22 discussion about the width of the sidewalk, and there's

1 interest in having outdoor dining.

2 Wondering about possibly slightly recessing the
3 retail shopfronts into the building to create a little more
4 width there. It's great that the intent is to protect
5 existing trees in place.

6 We're wondering could more be done to protect
7 their planting beds from foot traffic, both in terms of
8 impact on the soil from tree roots, but also all that [audio
9 unclear] planting. As you know right now, it's basically
10 even without a sidewalk right there at the trees. It's the
11 tree -- the dirt's pretty well filled. I'm wondering about
12 possibilities to protect that a little bit more.

13 And then of course the full changes to Broadway is
14 a long going project by CDD and DPW and CRA. So we're
15 anticipating working closely as changes get made to strike
16 and so on over the whole width of the street.

17 Continuing around the building to the north side,
18 the passageway is a really wonderful connection to have
19 between Broad Canal Way and the Connector, that leads over
20 to the MXD's Center Plaza.

21 Wishing it was a bit more -- had a stronger
22 identity as a sort of meaningful place in its own right that

1 could make a stronger link along that kind of pedestrian
2 promenade.

3 It seems like it's a great location as an art
4 opportunity. Wondering if it might make sense to treat this
5 -- the passages south of the façade that we don't quite see
6 in this view -- the previous view showed it -- less as kind
7 of continuation of the horizontal kind of strapping built to
8 the building around at third-floor level and more have a
9 vertically unified façade that would kind of relate to the
10 height of columns that despite the, you know, in contrast
11 with the kind of simplicity of the general pattern façade.
12 This passage seems important enough that it might make sense
13 to be a bit of an exception; kind of spark up the kind of
14 feel, the place really feel like it's a special, you know,
15 part of the whole composition, all the way from Third Street
16 over the MXD.

17 In terms of building massing, just one thought we
18 had that -- basically that the opening of the building
19 towards the Sixth Street Walkway seems to make a lot of
20 sense, sort of creating a big funnel that allows light to
21 get to the Sixth Street Walkway at higher levels.

22 The south side tower -- kind of wishing it had a

1 more positive relationship to Broadway. The angle of it as
2 shown seems a little irresolute in terms of massing. We're
3 wondering about other options that might be worth looking at
4 there, to create a strong relationship to Broadway.

5 Do like the idea that the southwest corner is that
6 [audio distortion] place, and we can talk about that if you
7 want.

8 And then just lastly, the mechanical -- rooftop
9 mechanical; few different things:

10 a) wondering about it's appearance from above --
11 three dimensional picture looks good -- obviously there's
12 going to be an issue of noise with the exhaust fans, and how
13 does it also deal with how effectively the system is going
14 to deal with what's being exhausted.

15 And I imagine it's kind of a back and forth
16 between velocity of exhaust and noise, possibly helping
17 dissipate but creating more noise with the adjacent
18 residential building -- and also the MXD site.

19 So that's the quick summary of what seemed to be
20 the most important thoughts we had. So thanks, and I'm
21 happy to answer more questions if you'd like.

22 Thanks.

1 MARY FLYNN: Thank you, Erik. Do members have any
2 questions for Erik? I can't see everybody. Okay. Okay.
3 Not seeing any. Okay.

4 Although it's -- this is a General Business item,
5 the Board practice is to take public comment on Design
6 Review for PUDs. So we will go to public comment now.

7 Any members of the public who wish to speak should
8 now click the button that says, "Raise hand." If you're
9 calling in by phone, you can raise your hand by pressing *9.

10 As of 5:00 p.m. yesterday, we had written
11 communications on this case from Larry Zabel and Ovadia
12 Simha. Written communications received after 5:00 p.m.
13 yesterday will be entered into the record.

14 As I stated earlier, there are quite a few people on our
15 broadcast so I would ask anybody who has a comment or is
16 interested in speaking to raise their hand now so we can get
17 a sense of how many speakers there are.

18 Okay. I'm seeing one hand up, that makes two.
19 Okay, well, that doesn't seem like a need for any changes on
20 the amount of time, so we will stick with the three minutes.
21 And let me turn it over to Daniel to manage public comment.

22 DANIEL MESSPLAY: Thank you, Chair Flynn. It

1 looks like our first speaker is Heather Hoffman, followed by
2 Bob Simha. So Heather, please begin by giving your name and
3 address.

4 HEATHER HOFFMAN: Hello. Heather Hoffman, 213
5 Hurley Street. I'll start with a couple of compliments, and
6 that is all of the speakers who managed to pivot from the
7 name "Loughrey Walkway" to what the locals actually use,
8 which is "Sixth Street Extension," or some of them called
9 it, "Sixth Street Walkway." I want to thank you.

10 In addition, I would really like to thank Erik
11 Thorkildsen for acknowledging that people are expected to
12 live in the residence, and that people have ears, and that
13 noise could be an issue. And I hope that the Board will
14 take that really seriously.

15 I can tell you, as you've heard me same many times
16 before if you've been around, that when there were chimes in
17 the middle of Main Street, the people in the grad student
18 dorms regularly vandalized them, because they didn't want to
19 hear them.

20 So while I am a huge fan of chimes, and I would
21 not be vandalizing them, I am probably not the usual person
22 you'll have in an apartment where they are paying a

1 bajillion dollars. They probably expect better living
2 conditions for the six months or eight months or a year that
3 they're going to be there.

4 Additionally, Erik noted the sounds of balls being
5 hit. Again, I hope that while we definitely, definitely
6 need recreational spaces in the area, that you will think
7 long and hard about where to put them, and how to make it so
8 that the people in the apartments will not come down and,
9 you know, smash every ball in sight.

10 It's really important to try to make these
11 residences something that might actually be long-term,
12 rather than -- you know, just extended stay motels under a
13 different name.

14 And the one other thing, speaking of conditions
15 that people are in, is how windy this is going to -- this
16 building is going to make the area. One of the vendors at
17 the farmers' market on the other side of Third Street asked
18 me, "Is it always this windy?" It really matters for
19 people's ability to use a place not to be blown over. Thank
20 you.

21 DANIEL MESSPLAY: Thank you. The next speaker is
22 Bob Simha. Bob, please begin by giving your name and

1 address.

2 BOB SIMHA: Hi. I'm Bob Simha, 303 Third Street,
3 adjacent to the site. You already have, I think, a
4 collection of comments that our neighbors from the
5 neighborhood made on the occasion of a presentation that
6 MITIMCo made earlier this -- just last week, and I hope you
7 will take each of them seriously.

8 There are two things in particular I want to bring
9 to your attention. And that is there is an assumption that
10 all of this is going to happen quietly.

11 It's been our experience, and it's been a very bad
12 experience, and I'm in part echoing Heather's comment -- the
13 construction projects which had been going on around us,
14 including the project at 185 Main Street, which is another
15 MITIMCo project, has utilized Potter Street as a -- as a
16 holding area, as a parking area, as a trucking area.

17 They have kept trucks -- the contractors have kept
18 trucks idling on that street of -- all day. The diesel
19 fumes are inexcusable. And our expectation is that that
20 behavior will stop.

21 Because if there's an expectation that Potter
22 Street will be used as a construction staging area for this

1 project, I think you need to tell the developer here that
2 that's simply not acceptable.

3 Secondly, I want to remind you that Potter Street
4 and Fifth Street are private ways. And I and my fellow
5 condominium owners are part owners of that street. And we
6 have not yet given our approval to the kinds of uses that
7 the developer is proposing.

8 I want to emphasize that, because if they're
9 counting on that and they're counting on our cooperation, I
10 think they really need to think very hard about what their
11 behavior has been in the past and what we have to live with
12 during these construction projects.

13 One more item, and that is number of us --
14 particularly the residents of 303 -- have asked that a
15 walkway from Potter Street to the Sixth Street Way be
16 maintained throughout the course of this project so that
17 pedestrians can get to the Sixth Street Walkway.

18 That has been precluded during the course of the
19 Volpe construction, but upon the completion of that
20 building, we hope that there -- we'll have an opportunity to
21 return to the ability to move from one end of Potter Street
22 to the other.

1 Let me just emphasize over and over again: Do not
2 treat this lightly. Potter Street and the Third Street
3 intersection are a disaster now -- right now. You have two
4 half-a-million square-foot projects that are going to be in
5 motion for the next two years. And to add to that, without
6 careful management, will create serious problems and may
7 result in the death of pedestrians.

8 So do not treat it lightly. Thank you very much.

9 DANIEL MESSPLAY: Thank you. Madam Chair, that
10 concludes the speakers on the list. So I will turn it back
11 to you.

12 MARY FLYNN: Thank you. All right. So we will
13 now go from public comment to Board discussion. Certainly,
14 if the Board has questions, feel free to ask those. But
15 questions and comments are encouraged at this time. Who
16 would like to lead?

17 LOUIS J. BACCI, JR.: Lou, would you like to start
18 us off?

19 LOUIS J. BACCI, JR.: Yeah. I think I was kind of
20 cautious about the green coloring on the building, but I
21 think I've come to kind of like it. It's kind of different
22 -- a bold kind of move; not many green buildings out there.

1 Thought it would look a little squat, but in the end, it
2 doesn't really make that impression.

3 I think there is some concern with the park. I
4 wish it would be better, the Sixth Street Park. Possibly
5 the residential building can play the same game with the
6 overhang and add a little more area to that park area would
7 be nice. But I'm not sure if that's in the plan.

8 All in all, a lot of the area around here is going
9 to have to do double duty. So I think all of the open space
10 that's around any of these buildings should be as open to
11 the public as possible, and kind of do double duty during
12 the day and in the evening.

13 But other than that, I think it's well thought-out
14 and well planned.

15 MARY FLYNN: Thank you. Hugh?

16 HUGH RUSSELL: Well, given the excellent and very
17 detailed review that Erik has done, I'm going to just allow
18 myself two comments.

19 One comment is about the wind study. And it
20 appears that the only area with substandard performance is
21 the walkway, which has kind of at times turned into sort of
22 a wind flow.

1 And so I would like to see you explore ways that
2 you might make the pedestrian zone of that three-story space
3 more friendly in terms of the wind.

4 And it may be impossible. It's not truly
5 horrendous -- we're not talking about blowing people over,
6 but it's not going to be particularly comfortable when the
7 wind gets in the building going out the northwest, which
8 tends to be biting when [audio unclear].

9 And then I'm puzzled: This building does not have
10 a cap. It's got two middle zones back on a base, but a
11 250'-tall building is expressed as a 320'-tall building,
12 with no differentiation on the cap. I'd like to see some
13 study about that.

14 You're sort of adapting what I call the "One
15 Western Avenue approach" to a mechanical space, which is
16 just pretend it's not there. And it's not successful on
17 that building, and I think you can do better on this
18 building.

19 And I looked carefully at the mechanical layout.
20 Wondering if you could get some change of plane to -- in
21 addition to finishing the surface treatment. And it seems
22 like the southwest corner of mechanical floors aren't quite

1 as densely populated with equipment as the rest.

2 You could kind of, you know, make a giant hand and
3 shove that southwest corridor back -- you know, 20 or 30'
4 from Broadway; the southeast side you can't do that.

5 But that might be an opportunity also -- that
6 would then tend to make that plane more parallel to
7 Broadway, which is one of the comments Eric had. You know,
8 I think 70 feet of green terra cotta may not be the answer.

9 And if I could apply my architect's eye to the
10 proportions, it's like, well, in some ways I'd like to see
11 the top three floors, let's say the -- floors 2 and 3 and
12 the outside area given a separate identity. And maybe you
13 leave the windows at mechanical level 1.

14 I worked on a building designed by Josep Lluís
15 Sert who had that same problem, and Sert eventually said, "I
16 don't like the proportions of all that [unclear] on top of
17 the building." So he put a line of windows across the
18 mechanical room.

19 And I believe the university in the last 50 years
20 has actually found some active uses to put behind the window
21 -- at least some of them.

22 I'd like it to read as a 250-foot-tall building

1 with a cap. And that's my bottom line. And I think that's
2] what the zoning [unclear] is supposed to do. So
3 otherwise, you know, my -- I agree with Lou's comments and
4 Erik's comments that it's a handsome and sophisticated
5 building, and so I'll stop talking.

6 MARY FLYNN: Thank you, Hugh. Ted? You're next.

7 H THEODORE COHEN: Just a very short comment. I
8 think it's an incredibly handsome building that looks
9 beautiful on that locale. And I congratulate the architects
10 and designers of it. I think it's really astoundingly
11 beautiful.

12 I really like the green terra cotta. It reminds
13 me very favorably of the McGraw-Hill building in Manhattan,
14 which -- interestingly -- has this beautiful, you know, Art
15 Deco top.

16 So maybe following up on Hugh's comments, I'm fine
17 with the top as it is now, but perhaps there is something,
18 you know, even more interesting that can be done.

19 But I congratulate you all. I think it really is
20 incredibly handsome. That's all.

21 MARY FLYNN: Okay. Catherine, did you want to add
22 anything?

1 CATHERINE PRESTON CONNOLLY: I was very happy with
2 the building. I felt it was well-proportioned and fit in
3 well to the area.

4 I think Hugh raised some good points for further
5 study, but I personally am comfortable -- especially given
6 the really detailed and thoughtful review Erik gave us with
7 leaving details like that to be worked out with Staff. So
8 overall, I'm quite pleased.

9 MARY FLYNN: Okay, thank you.

10 Let's see. So I guess my concerns for the
11 passageway -- I can kind of agree with Erik that it's -- it
12 gives a better sense of space. Oh, I'm sorry, you know
13 what? Here I'm going on -- I haven't --

14 STEVEN A. COHEN: No.

15 MARY FLYNN: -- let Steve give his comments --

16 STEVEN A. COHEN: I'm --

17 MARY FLYNN: What are your thoughts?

18 STEVEN A. COHEN: -- conserving power.

19 MARY FLYNN: Here you begin. Steve, go ahead.

20 STEVEN A. COHEN: No, I have nothing more to add.
21 I think it's a great design, and, you know, there's always
22 little details here and there, but I'm actually big picture

1 guy and big picture here I think is great.

2 MARY FLYNN: Okay. Good. Yeah, so that brings me
3 to my comments. I would like to see, you know, some thought
4 given to the passageway a bit more. Just, you know, there's
5 those big columns and just the ceiling area.

6 To me it's a passageway, and it's like -- it just
7 kinds of feel like an outdoor mall, this kind of place. So
8 if you could give a little thought to that.

9 And I -- so -- and Lou talked about the park as
10 well. I mean, I think there's some creative ideas that have
11 gone into it. You think that idea -- maybe sliding things
12 some of the things around to alleviate the noise is worth
13 consideration, you know, given the residential building that
14 is going to be there.

15 But other than that, I also congratulate you. I
16 think it's a very nice building, and it's going to add to
17 it. And I do love the green terra cotta. It's awesome.

18 So do other Board members feel like Catherine,
19 that we can conclude the Design Review and leave it to
20 Staff? Or would you like to have it come back?

21 Hugh, I see you have thumbs up. I was mostly
22 concerned about Hugh's comment with the cap that you might

1 want to see that again. But you're okay with leaving it to
2 Staff?

3 Okay. Then, we have requested changes for
4 additional study on some items, but we're comfortable
5 leaving that plus the items that are identified in the memo
6 from Staff -- comfortable leaving those to Staff for
7 resolution. You know, obviously if there's things that
8 don't get resolved, they can come back to the Planning.

9 So is there a motion, then, to approve the design
10 as presented, subject to continuing review by Staff, and
11 certification that it is in conformance with approved plans,
12 before it receives a building permit?

13 STEVEN A. COHEN: So moved.

14 LOUIS J. BACCI, JR.: Second.

15 MARY FLYNN: All right. Daniel, could we have a
16 roll call vote, please?

17 DANIEL MESSPLAY: Sure, Chair Flynn, and I will do
18 that in just a moment. And I just want to maybe raise one
19 point, which is we are still working with the applicant team
20 on the compliance for their green roofs requirement. We
21 just want to make a note of that.

22 We think they will be in compliance. It's the

1 minor details that we still need to work out, but wanted to
2 make sure the Board was aware that we're still working
3 through those; that hasn't been fully vetted yet, but we do
4 anticipate that they will comply.

5 MARY FLYNN: Okay. Awesome. Thank you. Yeah.
6 And as I said, if there are other big issues that come up,
7 you know, particularly in regards to the comments Lou has
8 made, you can come back to us.

9 DANIEL MESSPLAY: Certainly.

10 MARY FLYNN: All right.

11 DANIEL MESSPLAY: Okay. Thank you. On that roll
12 call, then, Lou Bacci?

13 LOUIS J. BACCI, JR.: Yes.

14 DANIEL MESSPLAY: H Theodore Cohen?

15 H THEODORE COHEN: Yes.

16 DANIEL MESSPLAY: Steve Cohen?

17 STEVEN A. COHEN: Yes.

18 DANIEL MESSPLAY: Hugh Russell?

19 HUGH RUSSELL: Yes.

20 DANIEL MESSPLAY: Catherine Preston Connolly?

21 CATHERINE PRESTON CONNOLLY: Yes.

22 DANIEL MESSPLAY: And Mary Flynn.

1 [All vote YES]

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

4 MARY FLYNN: Okay. All right. So then the other
5 item that we need to discuss is the amendment and that is --
6 and that is a request for a time extension through September
7 24. Is there a motion to grant the requested minor
8 amendment?

9 STEVEN A. COHEN: So moved.

10 MARY FLYNN: Second?

11 LOUIS J. BACCI, JR.: Second.

12 MARY FLYNN: All right. Roll call, Daniel?

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

15 LOUIS J. BACCI, JR.: Yes.

16 DANIEL MESSPLAY: H Theodore Cohen?

17 H THEODORE COHEN: Yes.

18 DANIEL MESSPLAY: Steve Cohen?

19 STEVEN A. COHEN: Yes.

20 DANIEL MESSPLAY: Hugh Russell?

21 HUGH RUSSELL: Yes.

22 DANIEL MESSPLAY: Catherine Preston Connolly?

1 CATHERINE PRESTON CONNOLLY: Yes.

2 DANIEL MESSPLAY: And Mary Flynn?

3 MARY FLYNN: Yes.

4 [All vote YES]

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

7 MARY FLYNN: Excellent. Okay. So that wraps up
8 that discussion for this evening. Great start, first
9 building. Looking forward to seeing more parks and the rest
10 of the buildings as we move forward. So thank you very much
11 --

12 DANIEL MESSPLAY: Thank you.

13 MARY FLYNN: -- for your presentation.

14 BEN LAVERY: Thank you very much, appreciate that
15 Madam Chair and members of the Board for your support
16 tonight.

17 I wanted to confirm one thing, and maybe Daniel is
18 the person to do it, that the vote also approves the open
19 space for Sixth Street Park. So if we're able to confirm
20 that, that would be fantastic. And thank you again for your
21 support.

22 MARY FLYNN: Sure. It was my intent that it was,

1 with all the Board members. But, you know, other than that
2 little -- it's like I don't know how little they are when
3 you start talking about moving uses around, but --

4 BEN LAVERY: Very good.

5 MARY FLYNN: I didn't hear any big criticism, so.

6 BEN LAVERY: Oh, just I know it's a separate
7 Design approval, and I just wanted to make sure that it was
8 captured as approval.

9 MARY FLYNN: Yeah.

10 BEN LAVERY: Yeah.

11 MARY FLYNN: Did you think it was clear enough,
12 for your purposes?

13 DANIEL MESSPLAY: Yeah, I'll jump in here. Thank
14 you, Chair Flynn. I know I've been having some Internet
15 issues tonight; I don't know if others have been having the
16 same, but Chair Flynn I --

17 MARY FLYNN: Yes.

18 DANIEL MESSPLAY: -- do think what you asked for
19 in your motion was approval of the Design Review for both
20 Sixth Street Park and Building C3. That is what I heard.

21 MARY FLYNN: Okay. Very good.

22 DANIEL MESSPLAY: But thank you very much.

1 MARY FLYNN: Okay.

2 COLLECTIVE: Thank you all, thank you.

3 MARY FLYNN: Goodnight, all.

4 COLLECTIVE: Goodnight.

5 MARY FLYNN: And that concludes the business on
6 our agenda. Do we have any comments from Staff?

7 DANIEL MESSPLAY: No further comments. Thank you,
8 Chair Flynn.

9 MARY FLYNN: All right. And Board members,
10 anything before we adjourn -- well, then we are adjourned.

11 LOUIS J. BACCI, JR.: Hugh's hand is up.

12 MARY FLYNN: Thank you. Yes.

13 HUGH RUSSELL: So I Googled the McGraw Hill
14 Building in New York City, and as Ted indicates its
15 absolutely fabulous top. It's amazing. So push on.

16 CATHERINE PRESTON CONNOLLY: Awesome.

17 H THEODORE COHEN: Not sure how it would work with
18 the green roof, but --

19 COLLECTIVE: [Laughter]

20 H THEODORE COHEN: -- although it's a green terra
21 cotta, you know, might mean the requirement. You know --

22 STEVEN A. COHEN: We're creative. Get the right

1 color.

2 MARY FLYNN: Yeah.

3 BEN LAVERY: Thank you all.

4 MARY FLYNN: All right. Goodnight, everyone.

5 BEN LAVERY: Thank you, everybody.

6 COLLECTIVE: Goodnight.

7 [8:49 p.m. End of proceedings.]

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

Name

Date

CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

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

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

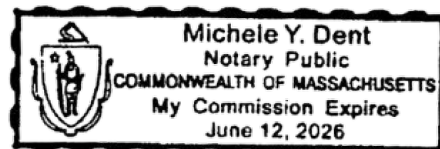
In witness whereof, I have hereunto set my hand this
23rd day of June, 2023.



Notary Public

My commission expires:

June 12, 2026



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