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PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

August 18, 2009

7:30 p.m.

in

Second Floor Meeting Room
City Hall Annex -- McCusker Building
344 Broadway
Cambridge, Massachusetts 02139

- William Tibbs, Chairman
- Pamela Winters, Vice Chair
- Hugh Russell, Member
- Charles Studen, Member
- Thomas Anninger, Member
- H. Theodore Cohen, Member
- Steven Winter, Member
- Ahmed Nur, Member
- Patricia Singer, Member

Beth Rubenstein, Assistant City Manager
for Community Development

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I N D E X

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General Business		None
Board of Zoning Appeal Cases		221
Other		None

P R O C E E D I N G S

1
2 WILLIAM TIBBS: Welcome to the
3 August 18th meeting of the Cambridge Planning
4 Board. We have two public hearings on the
5 agenda tonight, and we also are going to be
6 discussing and possibly making
7 recommendations on a Zoning petition that has
8 been -- where there was a previous public
9 hearing for.

10 I just want to let people know that
11 when the doors stay open to the building
12 while we're here at least, and I think we'll
13 be here a while tonight given the agenda.
14 And if you don't want to sit -- if you're
15 here for the second item which is the 2419
16 Mass. Ave. Special Permit hearing, you don't
17 have to sit through the first one. But if
18 you want to just go out in the hall and do
19 something, but you don't -- I just want to
20 let you know that. And the first one is for
21 625 Putnam Ave.

22 So, before I get started on the public

1 hearing, we'll simply have any updates from
2 Beth Rubenstein.

3 BETH RUBENSTEIN: Thank you, Bill.

4 All I have is the upcoming schedule for
5 the Planning Board. We'll be meeting next on
6 September 8th and then again on September
7 22nd. And in October our meetings will be on
8 the 6th and the 20th. And right now on the
9 8th we have scheduled a continuation of the
10 hearing that was begun I believe last time on
11 the KayaKa Hotel's request for valet parking.
12 And there may be items that may carry over
13 from tonight. If the item you've come for
14 isn't concluded tonight, we do our best to
15 tell you when it will next be on the agenda.
16 But the safest thing is always to check the
17 city's web site where the Planning Board
18 agenda is also always listed.

19 And then just looking to the fall for
20 those who follow City Council business, the
21 City Council's first meeting in September
22 will be September 14th. And then the Council

1 will be meeting again on September 21st. And
2 we expect the Council to be continuing its
3 discussion of the Conner petition at one or
4 both of those meetings. There is no meeting
5 on September 28th. And I think that's it.

6 WILLIAM TIBBS: Okay, thank you.

7 As I said, we have two public hearings.
8 The first one is our case No. 240 or 2-4-0.
9 It's 625 Putnam Ave. It's a multi-family
10 Special Permit.

11 In terms of how the public hearings go,
12 we typically have a presentation by the
13 proponent and then after that we'll ask
14 clarifying questions from the Board.
15 Typically those questions are just clarifying
16 to get more information. And then we open it
17 up for public comment. There is a sign-up
18 sheet in the corner. If you would like to
19 speak, please sign up on the sign-up sheet.
20 But if for whatever reason you're not able to
21 get to the sign-up sheet, when we go through
22 the sign-up sheet, you know, we will ask

1 people if they have anything to say. And
2 also in case people change their mind after
3 seeing the presentation about whether or not
4 they want to speak or not. So you'll have
5 that opportunity. When you do -- when we do
6 have the public hearing, I'll remind folks of
7 this after the proponent does their
8 presentation, but we do ask that you come up
9 and use the microphone if you can. And
10 you'll want to give your name and address.
11 And the recorder likes it if you can spell
12 your name. So with that, we'll start the
13 public hearing.

14 JANE JONES: Good evening, members
15 of the Planning Board and neighbors. My name
16 is Jane Jones. I'm the senior project
17 manager at Homeowners Rehab in Cambridge.
18 And HRI is an affordable housing developer
19 that has been developing housing in Cambridge
20 for over 30 years. We're here tonight to
21 request a Special Permit for 625 Putnam
22 Avenue which is a proposed 40 unit affordable

1 rental development in Cambridgeport. We've
2 selected ICON Architecture as the architect,
3 and HRI has worked with ICON in the past at
4 Auburn Court. The slide shows the Auburn
5 Court housing development that was completed
6 in 2001 with ICON Architecture as the
7 architect. Nancy Ludwig is principal and
8 she's here with me as well as Kendra
9 Halliwell who is an associate, and the three
10 of us will show you the proposed development
11 and the Powerpoint presentation.

12 We have held two community meetings
13 with neighbors who expressed concerns and
14 ideas about the development, its density,
15 design, parking, open space and environmental
16 issues. The proposed development does
17 conform to the Zoning that was created
18 several years ago with intensive community
19 involvement that supported new residential
20 development. 625 Putnam Ave. is 40 units and
21 -- 10 percent below the number of units
22 allowed under Zoning and below the allowable

1 height limit under Zoning. It's comprised of
2 10, one-bedroom; 20, two-bedrooms and 10,
3 three-bedroom units, including three handicap
4 accessible units.

5 At community meetings there were lots
6 of ideas about the design and further
7 discussion with neighbors. Some people
8 wanted to see more traditional design while
9 others wanted a more modern design. And we
10 think ICON's design speaks to both of those
11 principles. As you can see adequate open
12 space and parking was also a concern and
13 discussed at the meetings. These issues are
14 somewhat directly in competition with each
15 other, so parking -- so to address that, we
16 located the parking below grade to allow for
17 more open space. As you'll see in the slides
18 that Nancy describes, the setback on the
19 eastern side of the site which we're
20 requesting relief, provides more open space
21 on the opposite side adjacent to existing
22 neighbors. Parking, we've asked for under

1 the Special Permit a reduction in parking.
2 Historically in our affordable developments,
3 50 to 60 percent of our residents have cars
4 which is less than the one-to-one ratio. So
5 we're requesting .7 which is 15 percent over
6 our highest demand. And the city also has
7 the same experience in other affordable
8 housing developments with similar statistics.

9 And in addition, although this was --
10 this is a concern of the neighborhoods, the
11 parking, we had discussions with Traffic and
12 Parking and asked them to survey the site.
13 And they have determined that they can
14 designate at least six additional resident
15 parking spaces along Putnam Ave. where no
16 existing parking spaces exist.

17 In terms of environmental issues, that
18 was also discussed at the community meetings.
19 Cambridgeport residents are very conscious
20 about energy conservation and sustainability
21 and want to see a green design. The design
22 incorporates as much natural light and

1 passive ventilation as possible. And HRI
2 will also seek funding for renewable energy
3 and will design the proposed building to meet
4 these requirements as well the New Mass.
5 State energy stretch codes.

6 So, that's a brief summary of the
7 development, and I'm now going to let Nancy
8 from ICON describe it in more detail in the
9 Powerpoint presentation. We're also
10 requesting under the Special Permit a waiver
11 of the filing fee. This is a city-sponsored
12 project, and the filing fee is a soft cost
13 that we're requesting a waiver of.

14 NANCY LUDWIG: Hi. I'm Nancy Ludwig
15 a principal with ICON Architecture. Jane was
16 supposed to flip to this slide so you can see
17 that we are conforming to Zoning and we're
18 asking for four things tonight as part of the
19 Special Permit process.

20 We need acceptance to build more than
21 12 units of housing. We are building --
22 proposing 40. We -- I will show you in the

1 Zoning layout we're 10-foot setback on one
2 side yard that we are requesting relief on.
3 Parking reduction to .7 cars per unit, and a
4 waiver of the Special Permit fee.

5 Location. The star is where we're
6 located in the southern part of
7 Cambridgeport, a wonderful neighborhood
8 surrounded by a good deal of -- shown in
9 green on this city map -- community open
10 space. We are within eight-tenths of a mile,
11 a 15-minute walk of the Red Line. And
12 interestingly a shorter distance seven-tenths
13 of a mile over the BU Bridge over to the
14 Green Line. We also are on the Easy Ride
15 transit route, so in all accounts a fairly
16 well-connected site.

17 Looking at an areal view, I've outlined
18 the site here, and I just want to point out
19 that to your east really a predominantly
20 residential neighborhood composed of two and
21 a half tall three-story residential
22 structures, many of which are multi-family,

1 some of which are single-family. But to the
2 east we're really bounded by light industrial
3 users. Some of these properties have been
4 rejuvenated. The one directly across the
5 street from us, and others, you know, may
6 because of this new Zoning, turn into other
7 uses we can't know.

8 I just want to point out one thing on
9 this map. I've shown our site. Here we are
10 on Putnam (indicating), and here is Sydney
11 Street (indicating). And I'm going to refer
12 to those street names as I show you the
13 character of some of the surrounding
14 buildings.

15 Along Sydney Street you actually see
16 the corner building that sits between the two
17 -- I'll just call them pieces of the site,
18 and I'll explain that more in a moment. And
19 then further up the street, this building is
20 shown on the right, a brick mansard roof
21 structure with some nice detail and
22 expression at its third floor (indicating).

1 Typically buildings in the neighborhood sit
2 up off the street. Probably this is the
3 typical and this, you know, being up at about
4 six feet is a little more extreme
5 (indicating).

6 The character of Putnam Avenue, again,
7 for orientation, our corner building
8 (indicating), six-family that we sit to
9 either side of. Here you see the long view
10 looking east on Putnam Ave. (indicating), and
11 the building that we will be taking down to
12 make way for this development (indicating).
13 And directly across the street from us one of
14 these rejuvenated warehouse tall, one-story
15 buildings. And, in fact, the open parking
16 lot that will be across the street from much
17 of our Putnam Ave. elevation.

18 I mention the character of the
19 surrounding neighborhood. This looking
20 further down Putnam Ave. (indicating) shows
21 you really the much more typical three-story
22 lifted up off the ground connected by a stoop

1 to the back of the sidewalk. Small garden in
2 front. Extended corners. And interestingly
3 this very typical bay that engages the corner
4 and turns the corner of most of these
5 buildings. And I should also mention that
6 most of the buildings predominantly in the
7 neighborhood are wood framed and clabbered
8 details with trim and simple porches.

9 The interesting thing about this site
10 is we're in two Zoning districts. We
11 straddle the line between the C1 residential
12 district and the SDAA, newly created Zoning
13 district which refers us to the C1-A
14 requirements of the Zoning which I'll plain a
15 bit more.

16 A close-up then shows the corner
17 building that I showed you in the photographs
18 (indicating), the masonry three-story
19 structure I showed you in the photographs,
20 and our proposal for setting -- Jane
21 mentioned 40 units, but we intend to break
22 the program down into two buildings. A

1 three-story building along Sydney Street that
2 will hold six units, and a four-story
3 building stepping down to three stories that
4 will be more of an apartment type structure
5 with a central corridor with 34 units. All
6 the parking for the development is located
7 under. You see the existing curb cut that
8 will remain, the larger building
9 (indicating).

10 Setbacks. Based upon the C1 Zoning, we
11 have a -- and the SDAA Zoning, we're required
12 to have a ten-foot front yard setback. We've
13 done that and more. We felt it important to
14 align with our neighbors. And so you can see
15 in both instances we're a bit further back.
16 We also think this allows us to have some
17 bays and some projecting elements into that
18 space. The side yards as calculated for the
19 three-story building in the C1 district are
20 ten-foot-eight. We've included those. In
21 the SDAA district, we're required based upon
22 height to have a 22-foot yard setback here

1 (i ndi cati ng). So we' re real ly over 30 feet
2 from the adj acent nei ghbor. And hi gh l i gh t e d
3 i n y e l l o w i s w h e r e w e a r e r e q u e s t i n g t h e
4 S p e c i a l P e r m i t a l l o w a n c e o f a t e n - f o o t
5 s e t b a c k . T h a t w o u l d b e b r i n g i n g u s t o w i t h i n
6 t e n f o o t o f o u r p r o p e r t y l i n e , a n d o u r
7 n e i g h b o r i s a s i n g l e - s t o r y w a r e h o u s e
8 b u i l d i n g . I s h o w e d y o u a p h o t o g r a p h o f t h a t .
9 I t c o m e s u p v e r y c l o s e t o t h e p r o p e r t y l i n e ,
10 a n d s o w e t h i n k i t r e a s o n a b l e t o r e q u e s t t h e
11 t e n - f o o t s i d e y a r d a t t h a t p o i n t o n l y .

12 W h a t t h i s d o e s i s s e t s u p a s o r t o f a
13 s i t e u s a g e t h a t g i v e s u s t h e a b i l i t y w i t h o u r
14 d e e p e r s e t b a c k s f o r s o m e e n t r y c o u r t s w h i c h
15 I ' l l s h o w y o u i l l u s t r a t i o n s o f . A n d b r e a k s
16 u p t h e s p a c e t h a t r e m a i n s i n t h e r e a r i n t o
17 w h a t w e f e e l a r e m o r e t y p i c a l r e a r y a r d
18 g a r d e n s p a c e s i n t h e n e i g h b o r h o o d . A n d w e ' v e
19 c h o s e n t o s o r t o f l a b e l t h i s a r e a
20 (i n d i c a t i n g) a s t h e g a r d e n s p a c e w h e r e w e
21 h o p e t h a t o u r l o w e r f l o o r t w o - , t h r e e - b e d r o o m
22 u n i t s a n d s o m e l a r g e r u n i t s o v e r h e r e

1 (i ndi cati ng) can have some pri vate gardens
2 out i n that space as well as some pri vate
3 open space for the townhouses above. And
4 associ ated wi th the court -- sorry, wi th the
5 apartment bui lding wi ll be a courtyard. Both
6 of these spaces getti ng southern exposure
7 duri ng the dayti me. And, agai n, bei ng of a
8 scale that feel s comfortable i n the
9 nei ghborhood.

10 Our fi rst floor pl an acknowl edges that.
11 Agai n, our entry to the garage from the
12 existi ng curb cut and then our entry to our
13 bui lding and sort of a lobby that comes
14 through the bui lding l ooki ng at the
15 courtyard, and our l arger uni ts at grade
16 where we can hope to have some pri vate
17 outdoor space and gardens for them.

18 By breaki ng up the bui lding, we thi nk
19 we' ve posi ti vel y deal t wi th the shadowi ng.
20 I' ve j ust cli pped a couple of i mages from our
21 shadow model , and so here i s the summerti me
22 row (i ndi cati ng). Here i s the winterti me row

1 (i ndi cati ng). But i n essence si nce the
2 southern sun i s comi ng from here
3 (i ndi cati ng), i n the morni ng we' re shadowi ng
4 to the west from the eastern sun. But by the
5 time we get to noon i n the summer, these open
6 spaces are actual ly fi lled wi th l i ght
7 (i ndi cati ng). And then, of course, we begi n
8 to shadow over to the street as the sun heads
9 i nto the afternoon. Obvi ously i n December
10 the sun i s very l ow, the shadows are very
11 l ong, but gi ven a si mi lar scal e of bui ldi ngs
12 by us, we' re sort of contri buti ng to the same
13 l ength of shadow that our nei ghbors are al ong
14 Sydney street. And obvi ously as the sun
15 moves around, those shadows l engthen by
16 across the street.

17 Ki nd of swi tchi ng vi ewpoi nts now. I 've
18 ki nd of come, I 'm l ooki ng, i f you can fol l ow
19 wi th me.agai n for ori entati on, here' s
20 Putnam (i ndi cati ng), here' s Sydney Street
21 (i ndi cati ng), and the corner bui ldi ng. And
22 our si te i n red. And I 've descri bed the two

1 buildings to break down the massing; the
2 six-family on Sydney and the 34-unit building
3 where I mentioned were in fact four stories
4 along Putnam Ave, but in the back garden area
5 we step down to three stories. And you can
6 also see some of the decks and the private
7 outdoor spaces we're trying to create for
8 some of these units.

9 Along Sydney Street the six-story
10 building has been designed in a rather
11 traditional way. We have flats on the ground
12 floor. Their living areas face the street,
13 so we're able to have a lot of glazing. The
14 building has no common areas. You can see
15 that there are six doors along the front.
16 So, two of those doors, enter the flats, and
17 then we have a series of two level townhouses
18 stepping along. We've engaged this very
19 traditional feature of the neighborhood with
20 a bay turning the corner, and hopefully
21 window size and character that's very
22 complementary of our neighbors. You know,

1 given our requirements to have accessibility
2 to our first floor units, we've pulled the
3 building up out of the ground just over 18
4 inches which is allowing us to actually have
5 a graded sidewalk from the corner that gets
6 us up to meet that requirement. We're
7 envisioning a building with some trim, fairly
8 simple, fairly straight forward projecting
9 porches on the street. Again, very
10 traditional and wood framed and clabbered
11 siding.

12 The building along Putnam Ave. is in
13 this new SDAA district primarily. We have a
14 building which is four stories tall although
15 stays below the 45-foot height limit allowed
16 in the district. We actually envision, you
17 know, coming further into the SDAA district.
18 There is an allowance for a 60-foot height
19 and going up to 120-foot back from the
20 property line. So we envision that in the
21 future there may be taller buildings to the
22 east which is the left in this image. In

1 this building we've taken care to sort of
2 treat our top floor differently. In fact, in
3 these areas it's setback. This plane is as
4 well set back to break down the massing of
5 the building. And we have engaged this
6 notion of bay in a slightly more contemporary
7 way on this building (indicating). And so
8 each of our living areas is highlighted by
9 this bay element looking over (indicating).
10 Again, a traditional idea maybe treated in a
11 little bit more of a contemporary way. Here
12 in the center the bays are joined and they
13 express our broad, open glazing which looks
14 into our community space and our office area
15 and our accessible entry porch to get us up
16 into the building.

17 Now, I'm actually kind of cutting a
18 section through the courtyard. Here you see
19 the six-family (indicating), the taller
20 building. The plane which is now back along
21 Putnam. And you see that the volume within
22 this garden area, courtyard and garden is

1 three stories. Again, sort of simply and
2 traditionally treated.

3 I want to show you views of the
4 development as proposed. Here I am on Sydney
5 Street and I am looking to the north
6 (indicating). You see the, again, the
7 six-family corner building and the existing
8 masonry house. And here you see our proposal
9 for the six-family within. You see the
10 porches and the railings and the stoops
11 meeting the street and what we intend to be a
12 garden -- a series of garden spaces in front
13 of the building.

14 Looking from the -- I'm now on the
15 north looking south, again, the same view.
16 You see the open space between, which we
17 envision the townhouse filling in right along
18 and in line with our neighbors.

19 Looking down Putnam Ave. I'm looking
20 east in this view -- no, sorry. I'm looking
21 west in this view. Again, for orientation,
22 here's the corner building and the building

1 we intend to demolish to make way for the
2 development. And here you see the building
3 stepping up and fitting in and a graded
4 walkway coming up to meet our entry porch and
5 trellis (indicating). Again, you see this
6 recessed plane at the fourth floor and a
7 different material, a vertical siding
8 proposed up there in a slightly different
9 color to distinguish that other floor.

10 And now I am looking east. And again,
11 here (indicating).

12 A little close up, one of the ideas in
13 the design is, you know, because we have the
14 garage below the building, we've lifted it up
15 out of the ground four feet, which is not
16 atypical for the neighborhood. But it does
17 cause us, you know, a need to get in the
18 building excessively. So we've really taken
19 this notion of trellis and making a deeper
20 porch here (indicating). We are facing this
21 with the idea of a mosaic panel. So kind of
22 artistic license here, you know, signaling

1 the address for the building and creating
2 lots of ways up and down. We think this
3 would be a nice entry.

4 So, I've gone over the 40-unit count.
5 I've shown you the ten-foot side yard setback
6 requested. Now I want to talk a bit about
7 this parking reduction. HRI has prepared
8 this table which shows four of their other
9 existing developments and the usage of
10 parking at those developments. And you see
11 that they range from, you know, 60 percent at
12 the high to 27 percent at the low. So, what
13 I'm looking at here is number of units and
14 how many of those units have cars, and coming
15 up with this percentage. So here at 625
16 Putnam Avenue we're proposing a .7 usage
17 meaning that there would be .7 cars for every
18 unit. Which is actually higher than the
19 usage figures that HRI has at their other
20 developments. When we have .7 cars that
21 yields a total of 28 spaces, and we can fit
22 them under the footprint of the larger

1 building in full size spaces as required by
2 the Zoning Code and some flexibility. And in
3 fact, in this configuration makes it fairly
4 easy entry in and out of the garage. These
5 would be assigned spaces so that, you know,
6 people would know their way in and out of the
7 garage fairly simply.

8 This allows a lot of green space around
9 the development if we can keep the garage
10 under the footprint of the building. And,
11 again, I've mentioned these sort of garden
12 areas and the more open courtyard. And as
13 Jane mentioned in her overview, the Traffic
14 Department has suggested that we could, along
15 Putnam Avenue, provide -- or that the Traffic
16 Department would provide six more resident
17 only spaces that would be an increase for the
18 overall neighborhood. They wouldn't be
19 limited to this development, they would be
20 for the neighborhood.

21 Jane also mentioned that we intend to
22 design to be Lead certifiable. And so there

1 are a number of features that we're looking
2 at, and the basic design of the building is
3 allowing some passive solar. We have a high
4 performance envelope, high-efficiency
5 mechanical electrical plumbing systems. We
6 tried to locate as many units on the corner
7 locations so we get some cross-ventilation
8 and passive cooling. You can read this. So,
9 you know, we're trying to create a very
10 high-performing and comfortable building.
11 And I think HRI is committed to resident
12 education and training on these features and
13 a recycling program.

14 And, again, the two elevations. And I
15 think I will end there.

16 Questions? Comments?

17 CHARLES STUDEN: I actually have a
18 question. When you refer to the setback that
19 you're asking a consideration around to
20 reduce it, what would be the required setback
21 that's along the MIT property to the west?

22 NANCY LUDWIG: Along the MIT

1 property, 22 feet.

2 CHARLES STUDEN: So you want to do
3 ten feet as opposed to the 22?

4 NANCY LUDWIG: Correct.

5 CHARLES STUDEN: Okay.

6 NANCY LUDWIG: Can I mention, the 22
7 feet is based upon, let me just do the math
8 real quick. There are buildings disappearing
9 all over the place. That when I tell you 22
10 feet, that's taking the length of this
11 (indicating), plus the length of this
12 (indicating), which is setback, you know,
13 over 60 feet as required by the Zoning
14 calculation. That's not just based upon that
15 height adjacent to the property line.

16 CHARLES STUDEN: I understand.

17 And what lead certification are you
18 looking for?

19 NANCY LUDWIG: Silver.

20 CHARLES STUDEN: Okay.

21 NANCY LUDWIG: At least.

22 WILLIAM TIBBS: I think she said

1 certi fi abl e.

2 NANCY LUDWIG: We are basi ng our --
3 whether we wi ll be lead certi fi ed or not, I
4 don' t know. That' s a commi tment that HRI has
5 to deci de if it woul d make. We al ready had
6 our fi rst green charette and we' re hopi ng to
7 achi eve a si lver level .

8 PAMELA WI NTERS: Do you have a photo
9 of the si de yard requi rement that you' re
10 looki ng to reduce by any chance on there?

11 NANCY LUDWIG: A photo of the
12 exi sti ng condi ti on?

13 PAMELA WI NTERS: Yes.

14 NANCY LUDWIG: Of the bui ldi ng
15 that' s there now?

16 PAMELA WI NTERS: Yes.

17 NANCY LUDWIG: Oh, you want to look
18 at your model ?

19 PAMELA WI NTERS: I want to look at
20 the bui ldi ng that' s next to yours that you' re
21 looki ng for the wai ver for.

22 NANCY LUDWIG: Oh, sure. It is thi s

1 bui l di ng (i ndi cati ng).

2 PAMELA WINTERS: Okay. Thank you.

3 H. THEODORE COHEN: When you talked
4 about how you calculated the side yard and
5 that the calculation included the L-shaped
6 piece --

7 NANCY LUDWIG: Correct.

8 H. THEODORE COHEN: -- if it is that
9 L-shaped piece did not exist and the building
10 was just straight across, what would the
11 setback --

12 NANCY LUDWIG: A lot less.

13 H. THEODORE COHEN: -- requirement
14 be?

15 NANCY LUDWIG: A lot less. It would
16 be like eight feet?

17 FEMALE AUDIENCE MEMBER: We want to
18 go back.

19 NANCY LUDWIG: We would have
20 problems with the window.

21 MALE AUDIENCE MEMBER: Can't hear
22 you.

1 FEMALE AUDIENCE MEMBER: If the
2 calculation were made only with the -- of the
3 building that's closest to the street on the
4 screen (indicating), then the setback would
5 be only eight feet. But since we're using
6 the length of the building that's back on the
7 other side of the courtyard, it's -- it is 20
8 feet.

9 NANCY LUDWIG: Actually -- I'm
10 guessing it would be more than.

11 THE STENOGRAPHER: I can't hear you.

12 FEMALE AUDIENCE MEMBER: 15?

13 NANCY LUDWIG: I think it would be
14 more than half.

15 FEMALE AUDIENCE MEMBER: I think it
16 would be 11 feet.

17 NANCY LUDWIG: Those are just math
18 in my mind quickly.

19 HUGH RUSSELL: Did you --

20 NANCY LUDWIG: But it would be about
21 half.

22 HUGH RUSSELL: Did you do a

1 cal cul ati on usi ng the mul ti ple pl ane setback
2 provi si on i n the ordi nance?

3 NANCY LUDWIG: No.

4 HUGH RUSSELL: Because i f you do
5 that, the requi rement i s actual ly -- takes an
6 account of the mul ti ple di stances, and so the
7 resul t i s that possi bly you' re compl yi ng i f
8 you use --

9 NANCY LUDWIG: The way we read the
10 Zoni ng Code, i t says we have to take val ues
11 for both that pl ane and that pl ane
12 (i ndi cati ng). So what you' re suggesti ng i s
13 havi ng come up wi th that di stance, i f we then
14 drew that l i ne.

15 HUGH RUSSELL: Ri ght.

16 NANCY LUDWIG: Ri ght? And sai d what
17 was i n front versus what was i n back?

18 HUGH RUSSELL: I t' s essenti al ly the
19 mul ti ple pl ane setback rul e. You start wi th
20 the overal l l ength and the hei ght and the
21 formul a, and that produces a vol ume of ai r
22 between your bui l di ng and the propert y l i ne.

1 NANCY LUDWIG: Correct.

2 HUGH RUSSELL: And in the multiple
3 plane formula in the ordinance it says
4 basically that you can push some things
5 forward provided other things come back and
6 provided that the total volume of air is the
7 same as it would have been if it was all in
8 one plane. So, and there may or may not be a
9 minimum in that district because I don't know
10 that district very well.

11 NANCY LUDWIG: It's the ten foot
12 that's why we requested --

13 HUGH RUSSELL: Okay.

14 NANCY LUDWIG: -- in the SDAA
15 Special Permit is allowed to the -- go to the
16 ten-foot setback.

17 HUGH RUSSELL: I told my -- it's a
18 feature of the ordinance that looks more
19 complicated than it really is, and I suspect
20 that you're complying, but Les is coming
21 forward.

22 LES BARBER: No, you're doing find,

1 Hugh. You're right if they use the variable
2 setback plan, they may indeed be conforming
3 to the setback conformity.

4 HUGH RUSSELL: Thank you.

5 NANCY LUDWIG: Thank you.

6 WILLIAM TIBBS: Any other clarifying
7 questions from the Board?

8 (No response.)

9 WILLIAM TIBBS: Thank you.

10 NANCY LUDWIG: Thank you.

11 WILLIAM TIBBS: I guess we'll now go
12 to the public comment portion of the public
13 hearing. As I said earlier, that there is a
14 sign-up sheet which I do have, but if you
15 were not able to sign up on the sign-up
16 sheet, I will give people an opportunity to
17 speak if they'd like to. We'd like you to
18 stick to three minutes in your comments. And
19 Pam Winters, my co-chair will remind folks as
20 they get close to their time if they're going
21 over the limit. We'd also like you to come
22 forward and use the microphone so that the

1 recorder can hear you unless you're
2 physically unable. And when you do come
3 forward, please give your name and address
4 and spell your name for the recorder.

5 First person who's selected to speak is
6 Catharine, is it Hornby?

7 And to keep things moving I'm also
8 going to let the next person come so they can
9 kind of prepare themselves. And the next
10 person would be Henry Mari nsel l a (phonetic) I
11 think.

12 MALE AUDIENCE MEMBER: Marcucel l a.

13 WILLIAM TIBBS: Marcucel l a, yes.

14 I'm bad at names.

15 MALE AUDIENCE MEMBER: That's okay.

16 WILLIAM TIBBS: And people's writing
17 isn't as clear sometimes so I typically make
18 lots of name mistakes.

19 So, go ahead, Catharine.

20 CATHARINE HORNBY: My name is

21 Catharine C-a-t-h-a-r-i-n-e Hornby

22 H-o-r-n-b-y. I live at 11 Tufts Street. I'm

1 the chair of the Cambridge Bike Committee.
2 And we were pleased to see it on the plans
3 that the proposal has --

4 MALE AUDIENCE MEMBER: Can you move
5 a little closer to the microphone, please?

6 CATHARINE HORNBY: Sure.

7 BETH RUBENSTEIN: It's bendable.
8 There you go.

9 CATHARINE HORNBY: Is that better?

10 WILLIAM TIBBS: Yes.

11 CATHARINE HORNBY: I'm the chair of
12 the Cambridge Bike Committee. And we saw in
13 the plans that there are bike spaces and it
14 looks like the right number based on our
15 count. So we're pleased with that. We just
16 wanted to make a couple of quick comments and
17 say that we think that having those bike
18 spaces really accessible and really usable is
19 in everybody's interest to make the apartment
20 a nicer place and to reduce traffic
21 congestion through use of bikes, not cars.
22 And to that point we'd like to make sure that

1 they're as big as they need to be, which they
2 may well be, but it was just a little hard to
3 tell from the plans. And secondly that they
4 are in practice accessible, because they're
5 all sort of lined up right next to each
6 other. And again, they may well be, it's
7 just a little hard to tell from the plans.
8 We wanted to bring attention to those points.

9 Secondly to the extent possible we
10 would like to encourage outdoor biking spots
11 as well as indoor so that casual visitors can
12 make use of them. And that's all I have to
13 say.

14 Thank you.

15 WILLIAM TIBBS: Thank you.

16 Henry?

17 The next person who didn't indicate if
18 they wanted to speak or not, it's Carolyn
19 Brad. Is Carolyn here?

20 FEMALE AUDIENCE MEMBER: Oh, yeah.

21 WILLIAM TIBBS: Would you like to
22 speak, Carolyn?

1 FEMALE AUDIENCE MEMBER: Yeah.

2 There's something I was curious about. I
3 just didn't know --

4 WILLIAM TIBBS: No, no. You'll be
5 after him.

6 FEMALE AUDIENCE MEMBER: Okay.

7 WILLIAM TIBBS: Sorry.

8 FEMALE AUDIENCE MEMBER: No problem.

9 WILLIAM TIBBS: Go ahead.

10 HENRY MARCUCELLA: Hi. My name is
11 Henry Marcucella, M-a-r-c-u-c-e-l-l-a. I
12 live at 266 Sydney Street adjacent to the
13 proposed building.

14 Basically I think that this is gonna
15 forever change the character of what we got
16 now. We're taking a single-story commercial
17 building and basically a wonderful open lot
18 that was being used nine to five, Monday
19 through Friday, and turning it into a hundred
20 plus people, 24-hours a day of four stories
21 high. I think that -- I think it's too big.
22 I think it's a huge complex.

1 MALE AUDIENCE MEMBER: Here, here.

2 HENRY MARCUCELLA: It more than
3 doubles the amount of units that are on the
4 block. I mean, they're all small houses. My
5 house is next to the brick building. We're
6 basically five feet sandwiched between the
7 brick building on the right and our
8 neighbors. And we're actually setback behind
9 the brick building so we get a lot of our
10 light through the back. It was a special
11 thing they did I think -- when we did some
12 work they actually moved the house and
13 sandwiched in between as a special thing way
14 back in the 1900s.

15 To make a long story short, the
16 three-story building's going to be about 35
17 feet outside of my kitchen window. So I'm
18 gonna look at this everyday when I'm making
19 my breakfast. I think that it's too close to
20 the building. So, I understand that the
21 Zoning -- what's allowed for the Zoning and,
22 you know, they've painstakingly gone through

1 that. What I think would have been nice if,
2 you know, they went above and beyond and
3 tried to maybe go further than that. I mean,
4 I know there was no obligation to do that,
5 but it would have been nice for them to see.
6 In addition, I guess I would have liked to
7 see -- they did have two meetings. I didn't
8 know about the first one. I was told it was
9 in the paper. The second one I did receive a
10 notice and I went to. And at that point they
11 were proposing this plan. They had all the
12 buildings and all the pictures already. So
13 there was no real input that anybody, you
14 know, could have -- it would have been nice
15 if someone said here's a couple different
16 plans that we're thinking about. You know,
17 what do you like about these plans? Or what
18 not? Considering we're right there. I think
19 it poorly utilizes open space. They have
20 their -- the courtyard I believe what they're
21 calling it. It's actually the garden area.
22 It's inside the paint company. The paint

1 company owned by MIT, California Paints is --
2 it's actually puzzling that they drew this
3 building but this building is right here,
4 too. So this building comes down and goes
5 over (indicating). So the garden is really
6 tucked away. Me, living in my house right
7 here (indicating), I won't even be able to
8 see the garden. I would have much rather
9 seen the open space in the middle and had
10 sort of more of a shared thing. In addition
11 to that, my last point -- oh, I don't think
12 there's enough proposed parking. Right
13 now --

14 MALE AUDIENCE MEMBER: Here, here.

15 HENRY MARCUCELLA: Right now
16 there's -- we lost a whole bunch of parking
17 when Sydney Street got turned to a one way,
18 to a bike lane. I guess I went to that
19 meeting and they said that in order to get
20 the federal funds, they needed to make the
21 bike lane.

22 PAMELA WINTERS: Sir, if you can

1 wind down your comments.

2 HENRY MARCUCELLA: Okay.

3 PAMELA WINTERS: Thank you.

4 MALE AUDIENCE MEMBER: You can take
5 my time.

6 HENRY MARCUCELLA: My last point is
7 that I understand the numbers that they
8 calculate based upon the other developments
9 that they've done, and I think the one thing
10 that doesn't take into account is the
11 location of those developments. Those
12 developments are in Central Square. In fact,
13 I think this development is a Central Square
14 style development in scale. It's a huge
15 complex. And I'd like to see -- basically if
16 they're right, then they're heroes. If
17 they're wrong, then all these people are
18 going to pile down to the Cambridge traffic
19 office, get stickers and, you know, there's
20 going to be a hundred plus people in this
21 building. It's, you know, they're turning an
22 open lot and a small one-story building into

1 a hundred plus people 24 hours a day.

2 PAMELA WINTERS: Thank you, sir.

3 HENRY MARCUCELLA: Thanks a lot.

4 WILLIAM TIBBS: Thank you.

5 And I just want to say that it's better
6 if people don't make comments in the -- and
7 react to other people's comments.

8 FEMALE AUDIENCE MEMBER: I guess
9 that's a gag order.

10 FEMALE AUDIENCE MEMBER: Is it okay
11 for me to go?

12 WILLIAM TIBBS: Sure. Before you
13 go, again, the next person didn't indicate
14 whether or not they'd like to speak or not
15 and it's hard for me to read the name, but I
16 think it's Clara Zeon (phonetic). Is that
17 it? That's a first name.

18 FEMALE AUDIENCE MEMBER: No, thank
19 you.

20 WILLIAM TIBBS: You don't want to
21 speak? Okay.

22 And what about Rachel Ziegler

1 (phonetic).

2 PAMELA WINTERS: She doesn't want to
3 speak.

4 WILLIAM TIBBS: Okay.

5 So, the next person who should be on
6 deck so to speak is Matthew Ponzio.

7 Okay.

8 CAROLYN BRADE: Okay. My name is
9 Carolyn, C-a-r-o-l-y-n. And then my last
10 name is spelled B-r-a-d-e.

11 And one of my primary concerns is I'm
12 kind of new to the area, but I remember
13 during the wintertime it was really hard. I
14 live on 89 Allston Street and I noticed on
15 Allston Street we have lots of snow piles
16 during the winter that take up parking. And
17 one of my concerns is if a lot of these
18 people move in during the wintertime with
19 these moving vans bringing everything in,
20 where are these moving vans -- you know, it's
21 going to be very chaotic in the neighborhood
22 with it. And I'm also kind of curious when

1 they had their percentages with the 25
2 percent of the -- was it 70 percent or 60
3 percent -- 60 percent? That were using the
4 cars, I'm kind of curious of the break down
5 in terms of multi-family housing and how
6 close they are to the public transit versus
7 where this one is. Because I kind of have
8 concerns I think a lot of other people have,
9 that you're gonna need at least a one-to-one
10 ratio. I think at one of the meetings they
11 said the Zoning required one and a half cars
12 per unit. And to have them have less than
13 one when you're gonna have people who are
14 gonna have people visiting and, you know, if
15 there's a divorce, you're gonna have the
16 other person coming to visit who might not
17 live near Mass. Transit and have to bring a
18 car. You're going to have lots of people
19 with permits who are going to have people
20 visiting. And if they don't have enough
21 parking for them with the underground,
22 they're gonna -- legally it's their right and

1 they can park on the street, and it's just
2 going to make it harder for everyone. It's
3 going to bring up anxiety in terms of parking
4 spots. And the city -- taxes may have to go
5 up because you may have to clean-up our
6 streets a lot more often and better. So I'm
7 a little bit concerned about that. And there
8 was one other thing, but now I can't remember
9 fully.

10 What was one of the last things he
11 mentioned?

12 MALE AUDIENCE MEMBER: If I can turn
13 my three-family into a 15-family in the same
14 space.

15 CAROLYN BRADE: Well, I guess I
16 think they mentioned something about the
17 parking. Oh, the bicycle -- I also wonder in
18 terms of like with some of the other units
19 near there, the MIT building, in terms of
20 like fire safety with the zone there if
21 you're having it kind of narrow and later on
22 MIT expands, you know, do they have any

1 concerns for what someone next-door to them
2 can do legally zoning wise? So what they do
3 now how in the future what will affect -- oh,
4 I remember now, the gardening. I really have
5 a concern that if there was a parking lot
6 near there and they're going to put a garden
7 in there, there could be, you know, brown
8 field toxic muddles there and we're gonna
9 have people with health problems from the
10 garden that should be a good thing. So, I
11 want to make sure where ever they put the
12 garden is in, it's not a spot that before
13 people might have had oil or something leak
14 to make people sick. Because I like to
15 garden a bit myself, but I wouldn't want
16 someone to get themselves sick for it. And
17 I'm probably at my time. So, thank you.

18 PAMELA WINTERS: Thank you.

19 WILLIAM TIBBS: Thank you.

20 So, Matthew. The next person who has
21 asked to speak is Charles Stead.

22 MALE AUDIENCE MEMBER: Stead.

1 WILLIAM TIBBS: Stead. Sorry,
2 Charles.

3 MATTHEW PONZIO: Good evening. My
4 name is Matthew Ponzio, that's P-o-n-z-i-o.
5 I live at 68 Allston Street and I'm here
6 representing also the condo association, the
7 first floor unit second floor unit as well as
8 myself, I'm on the third floor.

9 So, I'm just here to register also our
10 objection. Based on a lot of the reasons
11 stated, there's no doubt from some of the
12 elevations shown here that it will add to the
13 aesthetic value of the neighborhood, but the
14 concern definitely is of over crowding and
15 parking. One of the aspects of the
16 neighborhood that myself and my neighbors
17 have enjoyed over the past six years that
18 we've lived in the neighborhood is, it's a
19 little bit less crowded than some of the
20 other areas of Cambridge. Just getting
21 around and parking is something that among
22 the area, you know, you just don't have to

1 worry about as much as some areas of
2 Cambridge and Boston. So, again, the numbers
3 shown in the table for parking as Henry
4 stated, you know, this is a bit further away.
5 This is also affordable housing, so I don't
6 know if they have to pay for those parking
7 spaces or they're included in the units. So
8 they may elect to park on the street instead
9 which is only \$8 a year instead of, I don't
10 know, 120, 150? I don't know how much the
11 spaces are going to cost. So, my fear is
12 that with these -- with the sheer number of
13 units that we are going to see a definite
14 squeeze in parking no matter that some
15 parking is provided. And just that adding to
16 the overall congestion in the neighborhood.
17 A lot more people coming and going. So
18 that's our concern.

19 Thank you very much.

20 WILLIAM TIBBS: Thank you.

21 Charles, you're next.

22 And the next person who would like to

1 speak -- is it Cathy Pojin?

2 CHARLES STEAD: I apologize for
3 being so abrupt in the mispronunciation of my
4 name, but I contended --

5 WILLIAM TIBBS: That's okay.

6 CHARLES STEAD: -- an announcer in
7 Madison Square Garden in 1957 cost me the
8 world's record in the high jump, which you
9 just did. Watch it.

10 WILLIAM TIBBS: Wow.

11 CHARLES STEAD: That's right.

12 I value the desire of the creators of
13 this project to share with others the value
14 of becoming a resident of Cambridge,
15 Massachusetts. Since I am a Cantabrigian, an
16 individual that has lived his life throughout
17 the City of Cambridge. And I have lived in
18 several different locations in the City of
19 Cambridge starting out with the Coast where I
20 was born, that's now called Riverside just in
21 case for those people who don't know that.
22 And then from there to Cambridgeport. And,

1 in fact, one of the pictures that was shown
2 up there, about the third or the fourth
3 projection, is a picture of my house which
4 I've owned for now -- since 1965. And just
5 to tell you about that house, it's a corner
6 lot, it has three stories. One family per
7 story and no driveway. That means that each
8 of the people who have vehicles in that house
9 need space to be. And the only space that
10 they can be is out on the street in parking
11 spaces. My challenge is that with this being
12 40 units strong, which says to me there's the
13 potential of the need of 80 parking spaces.
14 And I see here that they are going to provide
15 28 spaces. As a former teacher, assistant
16 principal and principal in this, again, City
17 of Cambridge, Massachusetts, somehow even as
18 a math teacher, it just doesn't add up.

19 Now right now my house is under
20 construction because of a fire back in 2007.
21 So that means there's only one person in the
22 house. Me. But when those tenants move back

1 in, and they all want to move back in, we're
2 talking about the need of potentially six
3 vehicles, because the three ladies, mother
4 and two daughters who lived on the second
5 floor, they each have their own vehicle. I
6 have mine, and the two sisters who live on
7 the first floor, they each have a vehicle.
8 That's six. Right now we're having
9 difficulty finding spaces. I sometimes have
10 to park around the corner. So, I say with
11 that go ahead with your project because I
12 know this is a very desirable city to live
13 in, but dog gone it, reduce it. You cannot
14 have that many units without providing the
15 space for them to put their vehicles. It
16 doesn't work. You come on down there on a
17 winter day --

18 PAMELA WINTERS: Sir, if you can
19 wind down your comments and your time is just
20 about up. I'm sorry.

21 CHARLES STEAD: I'm just about all
22 done. Yeah, in fact what I was going to say

1 was, you come down there on a winter's day
2 just after a snowstorm and you see the people
3 moving their vehicles around because they
4 can't find a damn place to park.

5 Thank you.

6 PAMELA WINTERS: Thank you.

7 WILLIAM TIBBS: Thank you very much.

8 THE REPORTER: Excuse me, can you
9 just have him spell his name please?

10 WILLIAM TIBBS: Sure. Excuse me,
11 Charles?

12 CHARLES STEAD: Yes.

13 WILLIAM TIBBS: Could you spell your
14 name?

15 CHARLES STEAD: If you're an English
16 teacher and I said to you "instead," you got
17 it, right?

18 WILLIAM TIBBS: Kathy.

19 KATHY PODGERS: Hello. I'm glad to
20 see you all here. Hello, everybody. I live
21 on Pearl Street between Pearl and Decatur and
22 Pearl and Valentine across the street from

1 Clarence Street.

2 Well, first I'd like to address the
3 issue of parking in Cambridgeport in the
4 winter. What some folks don't understand is
5 our sidewalks in Cambridgeport are extremely
6 narrow. And with this new theory of plowing
7 to occur so we can have bicycles, we have
8 snow piled up on the sidewalk. No one can
9 walk. So then the people shovel the sidewalk
10 off -- they shovel snow off the sidewalk and
11 then it's back in the street. And people
12 can't open the car doors so they end up
13 parking further and further into the street.
14 And then the City of Cambridge has to come
15 out in the middle of the night with loaders
16 because the buses and fire engines can't get
17 down Pearl Street. I'd like you to think
18 about that. That's not just once that's
19 happened. This is what happens when we get
20 not two feet of snow, six inches of snow.
21 The reason is we've had more and more what's
22 called in-fill development. Most people

1 understand in-fill developments not to be
2 what we're looking at. It's called smart
3 growth. And the progresses are really big on
4 smart growth, they call it green development.
5 They mean green, it saves energy. They don't
6 mean green that's lots of grass, natural
7 spaces. The problem is we've been around in
8 a circle here. We used to have in-fill
9 development, then they turned into ghettos.
10 Then we had urban renewal. Now we're going
11 back to in-fill development and privatizing
12 public housing, which by the way you couldn't
13 build this development as public housing
14 because it doesn't have the space
15 requirements that public housing demands. So
16 I'd like you all to think about that because
17 we've been there. We've done that. Now
18 those of us that are older, know this. But
19 the younger folks today are coming along like
20 they did a few years ago, they wanted to turn
21 farmland into raising crops so we could make
22 bio fuels for cars, and then it poisoned the

1 Gulf of Mexico and then it created a food
2 shortage in the past two years. So we need
3 to have a broader way of looking at how this
4 development affects the neighborhood, not
5 just the buildings immediately next-door.

6 Now, let's look at the development
7 right next to Dana Park. The housing going
8 -- the Dana Park is already so over crowded,
9 we need to re-slot it and we just redid the
10 park. We do not have enough public space for
11 all the 40 apartments you're planning to
12 build for the people to use the current
13 public space. And where are the jungle gyms
14 and the swings and the sandboxes and the
15 barbecues here? We already have -- when I
16 was a candidate for City Council and when I
17 collected my nominations, we had young men
18 between the ages of 17 and 20 tell me that
19 the main problem they have in the
20 neighborhood, especially in Dana Park is
21 trash and litter. These are young folks.
22 Because people use Dana Park, like the

1 devel opment on Val enti ne Pl ace, the peopl e
2 use i t for thei r bi rthday parti es and thei r
3 outi ngs because they don' t have any yards.
4 Thi s guy i s going to donate some of hi s ti me.

5 WILLIAM TIBBS: No.

6 PAMELA WINTERS: No.

7 WILLIAM TIBBS: He doesn' t have ti me
8 to donate.

9 KATHY PODGERS: They don' t have
10 thei r own yards so they have to use the
11 publ ic parks and i t i s overwhel mi ng. So I
12 j ust share wi th you the over devel opment
13 i n-fi ll we' ve had around my house and I
14 assure you that these peopl e aren' t i magi ni ng
15 thi ngs.

16 PAMELA WINTERS: Thank you, Ma' am.

17 KATHY PODGERS: Thank you. And do
18 thi nk about smart growth i s j ust another word
19 for rebui l di ng the ghetto. Thank you.

20 PAMELA WINTERS: Thank you.

21 WILLIAM TIBBS: Thank you.

22 THE REPORTER: Can you spel l your

1 name for me, please?

2 KATHY PODGERS: Kathy with a K.
3 Podgers like the Brooklyn Dodgers with a P.
4 Podgers not the Dodgers.

5 WILLIAM TIBBS: Thank you.

6 Kathy was the last person who signed up
7 and indicated they wanted to speak. Would
8 anybody like to speak or change their mind?
9 I see we have several people. So, why don't
10 we start there and we'll wrap around. And
11 again, please give your name and address.

12 DENISE HAYNES: Sure. I have a
13 child to go home to so I'll be really quick.

14 WILLIAM TIBBS: Oh, no, no, just
15 your name and address and --

16 DENISE HAYNES: Denise Haynes.

17 WILLIAM TIBBS: Yes.

18 DENISE HAYNES: H-a-y-n-e-s. 561
19 Putnam Avenue. I will be on the part of the
20 street for the 40 units, and I'd like to talk
21 in perspective of the unit that was built on
22 274, next to 274 Putnam Ave, the Just-A-Start

1 building that went up probably about ten
2 years ago. And I don't know who built it.

3 NANCY LUDWIG: It wasn't me.

4 DENISE HAYNES: If it was HRI, but a
5 lot of the same issues came up. Parking, the
6 -- not necessarily the unit tenants but the
7 tenants' friends, crime. And for that unit
8 you don't even have half as many people going
9 in. And unfortunately this will be -- these
10 people will be my neighbors. And 40 units
11 will destroy the look of the neighborhood.
12 And unfortunately I know that this is a done
13 deal, because we went through this when they
14 were doing the Just-A-Start unit. But just
15 to be aware for you guys, what's going to be
16 coming down the pike. The complaints about
17 parking. The complaints about the tenants'
18 friends. You say you have 40 units going in,
19 but then you have additional people coming
20 into the neighborhood. It is going to
21 disrupt the neighborhood. And unfortunately
22 we do need to make allowances for people to

1 have affordable housing. But to stick that
2 many people in such a small space -- it may
3 work, it may not. But just down the pike, we
4 know it's a done deal, but there is going to
5 be a lot of headache as well. Because it
6 took about ten years for the unit that is
7 currently on Putnam Ave --

8 MALE AUDIENCE MEMBER: It's a done
9 deal?

10 DENISE HAYNES: Yeah, it's pretty
11 much a done deal. It usually is when it gets
12 to this point, it's a done deal.

13 FEMALE AUDIENCE MEMBER: Then why
14 are we here?

15 DENISE HAYNES: Exactly. This is
16 what we went through, but I'm just saying I
17 just -- would hope that the City of Cambridge
18 is open to responding to its residents' needs
19 when they put those needs on the table.

20 Thank you.

21 WILLIAM TIBBS: Thank you.

22 PAMELA WINTERS: Thank you.

1 WILLIAM TIBBS: And could I get your
2 hands again so I can see who wanted to speak.
3 Go ahead.

4 HENRY JOSEPH: Me?

5 WILLIAM TIBBS: Yes.

6 HENRY JOSEPH: Hi. Name is Henry
7 Joseph, J-o-s-e-p-h. And I live at Five
8 Florence Street in Cambridgeport which I
9 guess is about five or six blocks away from
10 this development. And I'm here in, I guess,
11 three capacities. One is as a resident of
12 Cambridgeport. The second one is as an
13 affordable housing professional which worked
14 on a lot of affordable housing projects in a
15 lot of communities around here, and certainly
16 as a member of the Board of Directors of HRI.
17 And I just wanted to talk about a couple of
18 points.

19 The first one is parking. And as Nancy
20 mentioned, she showed the table of HRI
21 developments. And my experience with a lot
22 of other affordable housing projects in

1 different communities and in different
2 locations is that the ratio of cars to
3 dwelling units really hovers around that 50
4 percent level, and that's pretty consistent.
5 So, you know, 70 percent or .7 units is
6 really, I think, is ample. Second thing I
7 wanted to say about parking is I totally
8 understand that it's a big issue and it's a
9 big issue in every neighborhood. I
10 personally don't think that the burden on
11 affordable housing should be to solve the
12 problems, the parking problems in the
13 neighborhood. So I think the responsibility
14 for affordable housing is not to make the
15 parking problems worse, but I don't think
16 affordable housing should have to bear the
17 burden of fixing those problems.

18 And the last thing I wanted to say is
19 about design. And, you know, I think, I
20 think in this case the sort of art of design
21 is to come up with something that works
22 within the constraints of the Zoning

1 Ordinance but not just kind of pushing them
2 to the max, but trying to use them creatively
3 to come up with a good project. And I think
4 this is a well-designed, well-conceived
5 project and I think it's something that I can
6 welcome as a member of the Cambridgeport
7 community. I can admire and respect as an
8 affordable housing professional and I would
9 be able to be proud of as a member of the
10 Board of HRI.

11 Thank you.

12 WILLIAM TIBBS: Thank you.

13 Yes, go ahead. We'll get there.

14 LOUISE ELVING: Thank you. My name
15 is Louise Elving, E-l-v-i-n-g and I live at
16 36 Cottage Street near the intersection of
17 Cottage and Magazine Street. I've lived
18 there for 37 years further up in
19 Cambridgeport. And like Henry Joseph I'm
20 here both as a resident of Cambridgeport and
21 as a member of the HRI Board. And I really
22 just want to speak generally to the issue of

1 density and the amount of housing. And one
2 of the reasons that 40 units are being
3 proposed here is that it fits within the
4 Zoning and the recent rezoning of this area
5 to try to encourage residential development
6 as we were losing the old industrial base in
7 the lower part of Cambridgeport. And HRI
8 has, I think tried to create a building that
9 will honor the aesthetic traditions of the
10 neighborhood, and also I think fit within it
11 in the terms of scale. Where I live near the
12 corner of Magazine Street it ranges from one
13 family to six- and seven-story apartment
14 buildings. And I think Cambridgeport is an
15 area that, that part of its diversity is not
16 only that lies within its residents which are
17 quite diverse in their backgrounds and their
18 interests and what they do, but also in the
19 architecture of the community. And I feel
20 that this has been designed to fit within
21 those traditions of Cambridgeport and I think
22 will work well. And I've heard the concerns

1 of the neighbors, but nonetheless I think
2 this building will be an asset to
3 Cambridgeport and to the larger city of
4 Cambridge. Thank you.

5 WILLIAM TIBBS: Thank you.

6 Can I see hands again? Yes, go ahead.
7 I'll come back to you.

8 BILL AUGUST: Hi. Thank you. My
9 name is Bill August. I'm on the Board of the
10 Cambridgeport Neighborhood Association. Our
11 neighborhood association members' concerns
12 are similar to the concerns of the residents
13 you've heard tonight. They're fearful of
14 excess bulk and density. They want new
15 development to be in harmony with the
16 surrounding neighborhood. And I do recognize
17 there is some effort in that direction, and
18 -- however, I'm just speaking on -- not on
19 behalf formally of our neighborhood
20 association, just a personal gut reaction
21 feedback to the architect and the designer if
22 this is more of a design question than a

1 Planning Board question. The Sydney Street
2 building seems to be in harmony with the
3 surrounding neighborhood. The larger
4 building to me looks very cold. Just looking
5 at it I can't even tell what the entrance is.
6 When I look at the smaller building, I see
7 doors with pediments. When I look at that,
8 it just looks like a factory dressed up with
9 some attempts of bay windows which seem very
10 false and contrite and cast shadows below.
11 So I would think that, you know, that is not
12 necessarily in harmony. It's just a
13 subjective thing. I do know at the public
14 meeting where some people spoke up in favor
15 of traditional aesthetics and some people
16 spoke in favor of the modern abstracts. I do
17 think they were more of an ivory tower. When
18 you go to neighborhood association meetings
19 there are some people who like the more
20 experimental, but average Joe and Jane
21 Sixpack want a more aesthetic -- this is just
22 a personal reaction -- building that's in

1 harmony. And I don't see that effort here.
2 Where is the entry? What -- it looks like a
3 barricade wall with some hidden doors and a
4 garage entry that seems very cold.

5 FEMALE AUDIENCE MEMBER: Here, here.

6 BILL AUGUST: And I think there's a
7 lot of work that needs to be done. We should
8 go the extra mile for Cambridgeport. People
9 really care that these buildings are in
10 harmony and that they are beautiful. And
11 that doesn't seem beautiful at all. It seems
12 like a big bulky mass. I think you should
13 scale back. And just because it's a
14 transitional zoning area, that does not mean
15 it reflects the will of the community. At
16 public meetings people they want smaller.
17 They do want to be supportive, but they want
18 smaller, you know, and this is very big.
19 That's my reaction.

20 Thank you.

21 WILLIAM TIBBS: Thank you.

22 RUBY PEARSON: Good evening. My

1 name is Ruby, R-u-b-y, R. P-e-a-r-s-o-n. And
2 I live at 609 Putnam Avenue right next-door
3 to 625 the building that you are planning to
4 build. And my driveway is right there next
5 to it. My -- you'll be taking up the side of
6 my -- you'll be building on the side of my
7 building to the left and to the back of me.
8 So you'll be all around my building. So that
9 don't give me much space for anything. So
10 that's why I'm -- and I've been there since
11 1948 and raised all of our family there so
12 far. And I hate to say this, it looks like a
13 nice building, but it's so big. And I'm
14 hoping that things will change a little bit,
15 and with the high buildings I won't be able
16 to see anything. I won't get any sun from
17 the side or from my back. And I'm just
18 hoping that things can be a little bit more,
19 you know, in favor of us. So I've been there
20 for so many years, since 1948 as I said, and
21 I hate to see -- I have a driveway there, but
22 I don't know what's gonna be around me there.

1 It's so hard parking for my tenants and so
2 forth. So think of what you're doing and
3 just try to make things a little more
4 pleasant for us.

5 Thank you.

6 WILLIAM TIBBS: Thank you.

7 Go ahead. We're going to get to
8 everybody.

9 CHARLIE MARQUARDT: It's Charlie.
10 I'll spell the last name, M-a-r-q-u-a-r-d-t.
11 From East Cambridge, Ten Rogers Street. So I
12 come from a neighborhood that's used to
13 having parking issues and continues to fight
14 with parking issues. And looking at the
15 number of parking spaces here, I understand
16 from the neighbors and the neighborhood
17 they're concerned. We have a rule in place
18 for one for one or better for one for one for
19 a purpose. And I think not looking at that
20 in a little more depth puts the neighborhood
21 at some jeopardy as a number of folks have
22 mentioned here. And I also have an

1 additional concern when we mentioned the
2 re-designation. I'm not going to call it
3 creation, but re-designation of parking
4 spaces to residential. If that's counted
5 towards the project parking allotment, that
6 creates a precedent that we -- I know you're
7 shaking your head -- but it was mentioned. I
8 hope it does not, and that would be great.
9 Because the loss of parking spaces for
10 residents in the neighborhoods is creating
11 concern. And I know we all saw a couple
12 weeks ago the Hurlley Street case where now
13 loss of parking creates a course of action
14 against the developers. And I wouldn't want
15 that to hold up what could be a great
16 development. It made a great start. I'm in
17 favor of -- that's an open building, let's
18 make good use of it. But let's put some
19 parking in there so that people can use the
20 parking without putting them out on the
21 street.

22 That's it. Thank you.

1 WILLIAM TIBBS: Thank you.

2 FEMALE AUDIENCE MEMBER: That's the
3 parki ng -- (i naudi bl e).

4 WILLIAM TIBBS: Excuse me. We have
5 a lot of peopl e to get to.

6 FEMALE AUDIENCE MEMBER: And they're
7 all ri ght here.

8 WILLIAM TIBBS: Excuse me. So go
9 ahead.

10 PHILIP JEFFERSON: First order of
11 busi ness -- my name is Phi lip Jefferson,
12 J-e-f-f --

13 WILLIAM TIBBS: Could you -- is the
14 mic on? Is there a green light on?

15 PHILIP JEFFERSON: Yes, there is.

16 WILLIAM TIBBS: Okay, good.

17 PHILIP JEFFERSON: Phi lip Jefferson,
18 J-e-f-f-e-r-s-o-n. My wi fe and I live at 297
19 Sydney Street whi ch is about two blocks from
20 here. And the first poi nt I guess I'd like
21 to make, agai n, is about parki ng. Some other
22 consi derati ons that haven't really been

1 voiced yet is considering the effect of
2 parking as it is today as on-street cleaning
3 as well, when twice a month the parking
4 spaces in this neighborhood get cut in half
5 virtually. So it's not just the parking
6 situation that you see today when you take
7 pictures, but what it's like year round, not
8 just the winter.

9 The second point that I wanted to make
10 was that this gentleman made a comment about
11 the HRI's responsibility as not being one of
12 solving necessarily these types of issues. I
13 think I disagree with that. And I'll go a
14 little bit further, I think it's a little bit
15 arrogant primarily because I think that to be
16 successful in your business you want to be
17 able to co-habitate and blend well with
18 neighborhoods just like this so that the
19 community embraces that development and the
20 inhabitants of it. And I think that that
21 makes for a much more successful overall
22 neighborhood, and not one where an

1 organization can place a building here and
2 have the neighborhood react negatively toward
3 it, and conversely negatively toward the
4 people that inhabit it.

5 The second thing or the last thing I
6 wanted to say was that I think the ratios
7 that were expressed in terms of parking may
8 need a little bit more closer evaluation,
9 because it seems like it's a maybe a
10 convenient mathematical -- I'll be nice,
11 explanation, when in reality I think you need
12 to look at the comparison of those
13 developments. And this from a number of
14 multi-unit dwellings, like one lady said, this
15 particular building has about 30 multi-room
16 apartments, about .75 of those. And as we
17 know in Cambridge, the probability of people
18 having, you know, more than one car is not
19 uncommon.

20 And last, I think that the original
21 ratios of further zoning were meant to
22 accommodate the consumption, the total

1 consumption of parking spaces, not just those
2 owned by the tenants in the building, but the
3 consumption that gets brought by that
4 contingent of people, including guests and
5 guest permits, etcetera. So that's it.

6 WILLIAM TIBBS: Thank you.

7 Go ahead.

8 GUY ASAPH: My name is Guy Asaph
9 A-s-a-p-h. I live at 30 Jay street. And
10 there's kind of two parts big issues and
11 little issues. I'd like to start with the
12 little issues because I think they're by far
13 the most important and easiest to overlook.
14 The details.

15 The architect mentioned it would be
16 simple trim. It shouldn't be simple trim.
17 It should be five-quarter stock from corner
18 boards instead of three-quarter. There
19 should be band moldings around the windows.
20 I know this is an affordable housing project,
21 but the additional cost is fractional, it's
22 marginal. It's not a consideration compared

1 to the fact that this building will stand for
2 hundreds of years and be a beautiful thing
3 rather than what looks like, oh, we cut a few
4 corners. There's no reason to cut a few
5 corners. I'd also like to mention, just many
6 of the Board probably know this, I just
7 learned it, the trellis is a really important
8 feature. But the Zoning Department, the
9 Building Department has interpreted a trellis
10 as if the cross pieces overhead are less than
11 three feet apart, it's a roof and it counts
12 as FAR. Please say something about that. It
13 just doesn't make sense. A trellis should be
14 much closer together. It's an aesthetic
15 element. And if the architect has chosen to
16 make this the focal entry point, it's the
17 kind of detail that only the Planning Board
18 can weigh in on and make a huge difference
19 into the future. So I urge you to look at
20 the details of a building that will be built,
21 and everyone's a developer and everyone's an
22 architect and everybody has an opinion, oh,

1 it's ugly, oh, it's beautiful. If they put
2 their own money up, they can do what they
3 want. But I think it's a handsome building
4 and it would fit in.

5 On the larger issue of parking, you
6 know, how many parking and you know it,
7 you've heard it every time, no, we should
8 have two parking spaces per unit. We should
9 have this. I'm selling a unit on Jay Street
10 next week, a \$900,000 townhouse to a couple
11 that don't have a car. It's possible that
12 people don't need parking. But, I guess what
13 I would argue for on that is a certain
14 consistency. If I came before you with this
15 project as a private developer -- well, first
16 of all I'd never be here with this project.
17 It would be cut in half before I ever got
18 here. And the thought of having less parking
19 spaces than the Zoning allowed, I mean, just
20 out of the question. But that's okay. If we
21 choose as a public policy to give relief for
22 the number of parking spaces, there should be

1 some consistent rationale that would apply to
2 private developers as well as anyone coming
3 before the Board. And I think one of the
4 largest criteria for that and why it should
5 absolutely be granted in this case is that
6 they're putting the parking underground.
7 They can make the parking comply. They'd
8 fill that courtyard with parking spaces and
9 it would look so ugly. So if there's a
10 reason to encourage the BZA to grant the
11 variance, it should be because of how the
12 parking -- what parking there is, has been
13 handled. Maybe there's a compromise, make a
14 few one-bedrooms into the two-bedrooms and
15 that saves a space. But I guess what I would
16 argue for is when small property owners or a
17 small developer wants to do one or two houses
18 and everything conforms, and a few neighbors
19 can sign a petition and have a down zoning
20 and cost them hundreds of thousands of
21 dollars which is the case for some poor soul
22 and Winslow Street, that the same rules apply

1 to to larger issues. If we're going to
2 grant, we should be consistent.

3 Thank you.

4 WILLIAM TIBBS: Thank you.

5 Is there anyone else who would like to
6 speak? Go ahead.

7 JOHN HIXSON: Hi. My name is John
8 Hixson, H-i-x-s-o-n, and I'm a homeowner in
9 North Cambridge. I'm also a Board member
10 remember of Homeowners Rehab. And my wife
11 and I had our two kids growing through the
12 Cambridge Schools at the time that rent
13 control was eliminated. And back then we
14 could have had a going away party almost
15 every other week for friends and, you know,
16 friends of our kids who were having to move
17 out of city because of the lack of affordable
18 housing, especially three-bedroom type units
19 I like will be provided in this building. So I
20 think again we have to look at what great
21 things Homeowners Rehab does providing for
22 families in a time that's not the trend in

1 Cambridge. Mostly we're getting one bedrooms
2 and maybe some two bedrooms, but certainly
3 not three bedrooms that families need. So,
4 this is a great project to enable families to
5 stay in Cambridge.

6 Thank you very much.

7 WILLIAM TIBBS: Thank you.

8 CHARLES ECCLES: Hi. My name is
9 Charles Eccles. I live at 62 Allston Street
10 in Cambridge on the next corner where the
11 proposed building would go. I'm not with the
12 Homeowners Rehab, and I'm just a regular old
13 guy, and I want to find out how will this
14 benefit our little community? I mean, will
15 there be jobs for people with this building?
16 I mean, is there any, is there anything going
17 to be done for Mrs. Pearson who's lived there
18 for 60 years? I mean, will there be any
19 concessions at all? You're going to put 40
20 units in a space where one house used to be
21 before, and one building. So that's three
22 units and one commercial building. And

1 you're going to put 40 units in that same
2 space. What, what, what advantage do we get
3 to that? And what about poor Mrs. Pearson
4 who won't be able to see daylight anymore?
5 I'm sure -- it doesn't bother you, you all
6 can go home after you make up your mind, but
7 she has to live with that for the rest of her
8 life, so do I. And Mr. Stead and all my
9 other neighbors. And so I mean you've
10 already made this a done deal and I have
11 nothing, I have nothing else to say to it,
12 but at least, you know, try to make some
13 concession. Scale down. That area was set
14 up for maybe, maybe 12 units at the most,
15 right? And you want to put 40 in there. Why
16 don't we make some kind of concession? Put
17 20 in there. Give her a little bit more room
18 to get and up around her house and make the
19 building smaller so she gets a little
20 sunlight. I mean, what -- that's compromise.
21 I guess my time is done. What else can I
22 say?

1 THE STENOGRAPHER: Can you spell
2 your last name for me, please?

3 CHARLES ECCLES: E-c-c-l-e-s.

4 WILLIAM TIBBS: Thank you.

5 Go ahead.

6 LINDA HAAS: Hi. My name is Linda
7 Haas, H-a-a-s. I live at 19 Peters Street
8 which is just around the corner from the
9 development. You could actually see the
10 building in some of the pictures that were up
11 before.

12 I wanted to address -- I want to
13 reiterate opinions that were expressed by a
14 number of my neighbors, especially two
15 issues. One is the density in our
16 neighborhood. I think adding that number of
17 units in our neighborhood will have
18 significant impact on a number of levels.
19 Nobody has mentioned the small park that's
20 just across the street from the building that
21 I think would probably get significantly
22 greater usage. How will that -- or how will

1 that affect the little park? Will people --
2 will it be more maintenance? I don't think
3 that issue has been looked at at all. But of
4 course the big issue for me, like many other
5 people who don't look directly next to the
6 building, and will have it in their view is
7 parking. As was mentioned, we've lost a lot
8 of parking because of the changes on Sydney
9 Street. We're going to be losing some on
10 Brookline Ave. It's getting harder and
11 harder. In the 13 years that I've lived on
12 that street the change has been dramatic
13 already. And I'm thinking that just because
14 there are 40 units, that there are 40 units
15 just because it's affordable housing, we
16 might not have that many cars. Frankly, as
17 also was said, there will be visitors. If
18 not every spot is used all the time, visitors
19 can park in those extra spots. And doing
20 something positive for the neighborhood, in
21 one way having extra spots, also, that
22 wouldn't be the worse thing in the world. So

1 I think perhaps the concept of scaling back
2 could add positively to the effect that the
3 development will have on the neighborhood
4 both in terms of the numbs of people around
5 there but also in terms of how it will affect
6 the parking.

7 Thank you.

8 WILLIAM TIBBS: Thank you.

9 MARY LOVELESS: Hi. My name is Mary
10 Lovelless, L-o-v-e-l-e-s-s. I'm at 594 Putnam
11 Avenue. Once again I'd like to reiterate
12 what other folks have said. I think it
13 basically comes down to the density, the
14 number of units. I think that we have the
15 park on Peterson Street that no one's taking
16 into account. There's no play areas.
17 Children in this particular park, there would
18 be influx there. Daily for the businesses
19 along Sydney Street with Vertex and the other
20 industries, we have a lot of influx of people
21 and also in the usage of those parks. The
22 other is the parking which is an ongoing

1 issue. And I think that for a project like
2 HRI I agree, I agree affordable housing
3 should be offered, but I think there has to
4 be some form of compromise and concession.
5 And also you want the community and the
6 neighborhood to embrace your project. And I
7 think 40 units is a lot. And it's going to
8 block views. It's going to affect everybody
9 who lives around there. And I think some
10 thought has to be taken into the influx of
11 people, cars and the usage of that area
12 around it. So that's all that I would like
13 to add at this point in time.

14 And thank you, everybody, for speaking
15 up.

16 WILLIAM TIBBS: Thank you.

17 Is there anyone else who would like to
18 speak?

19 RACHEL ZIEGLER: Sorry, I'll make
20 this quick. My name is Rachel Ziegler,
21 Z-i-e-g-l-e-r. And I'm actually a condo
22 owner and resident at 260 Sydney Street right

1 next-door. I just wanted to ask a question
2 real quick. I was not able to attend the
3 first meetings you had. Some of the
4 information I received said it would be mixed
5 income housing, and this is saying affordable
6 housing. Is it going to be mixed income or
7 is it mainly --

8 JANE JONES: No, never. It's
9 affordable housing.

10 RACHEL ZIEGLER: So generally
11 speaking, I guess, like, for parking concerns
12 initially I was concerned, but if it's
13 affordable housing, we're very conveniently
14 located to public transportation. And when I
15 first moved in, I didn't have a car. It
16 really wasn't an issue. And I think that
17 with the level of income that these people
18 are going to have, most of the money is still
19 going to go to rent. They're probably not
20 going to have cars. I think the 28 spots
21 will be okay.

22 And as far as aesthetic, right now my

1 windows it looks like over a driveway so I'm
2 actually thinking it's going to improve my
3 view. I'm little concerned in the increase
4 in noise level, partially because I work in
5 an overnight shift on rotation, so that's a
6 personal issue. But I can understand that
7 the overcrowding and the noise level and the
8 extra traffic will be an issue. But yeah, I
9 just wanted to clarify that.

10 Thank you.

11 WILLIAM TIBBS: Thank you.

12 Yes, go ahead.

13 ABBY MACDONALD: My name is Abby
14 MacDonal d, A-b-b-y M-a-c-D-o-n-a-l -d. I live
15 at 57 Allston Street.

16 And I saw my apartment in that slide
17 show as well. I think parking is and will be
18 an issue in this area and that is a concern
19 of mine. But density is also an issue. It's
20 a quiet area. It's -- there's lots of green
21 space for the people that are there now. As
22 a social worker, I strongly support

1 affordable housing and I look forward to what
2 is now just a parking lot to be something
3 beautiful. And -- but I really think that we
4 need to consider scaling back this project
5 just a little bit. Also, I think one way of
6 solving some of the parking is with the
7 proposed spaces, if those were made -- or I
8 don't know if HRI's already committed to like
9 a rent structure or how this parking is going
10 to be paid for, but if that were free to the
11 residents who, like our previous speaker
12 spoke, that maybe on incomes, that being able
13 to afford parking in addition to the rent --
14 okay. Well, I think that that will help
15 some, but I would encourage there to be a
16 focus on building on to the parking that's
17 available now. So, thank you.

18 MALE AUDIENCE MEMBER: And scaling
19 back.

20 WILLIAM TIBBS: Thank you.

21 Any other comments?

22 (No response).

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WILLIAM TIBBS: All right.

Typically what we do at this point is close the public hearing for public -- for verbal comment, but we'll leave it open until we make our decision. And I can fairly say unless the really Board surprises me that will be tonight because we have two other issues being -- we'll get you, behind you. But we'll keep it open for public -- I mean, written comments so that you can still write to us, but we will close the public hearing if it's the Board's pleasure for verbal comments. I'm holding off on you because I'm sure the Board has many questions for you, too. So you'll have a chance to respond to some of this. So with that, we'll do that. Yes.

FEMALE AUDIENCE MEMBER: So when will your decision be made?

WILLIAM TIBBS: That's a question I'll ask Beth to help us with. We do know -- we typically need time to deliberate on this.

1 And, again, because of other business we
2 won't have a lot of time to do that.
3 Probably what we'll ask the Board members to
4 do, which you'll hear, is to either make
5 comments or ask questions and for
6 clarifications for that deliberation. And
7 then that's usually scheduled by the staff as
8 to when we can do that. I think we should
9 just let them know what the time frame is for
10 when the decision has to be made and how much
11 time we have to resolve this one way or the
12 other.

13 FEMALE AUDIENCE MEMBER: And once
14 the decision's made, is there any recourse at
15 that point in time for the public?

16 WILLIAM TIBBS: I'll let you answer
17 that one, too.

18 BETH RUBENSTEIN: Let me speak to
19 the schedule issue first. According to the
20 schedule for the project and the time limits
21 that are established by state law, the
22 Planning Board has until November 16th to

1 make a decision. And it was said at the
2 beginning of the meeting, upcoming meetings
3 in September are scheduled for September 8th
4 and 22nd. I think what we usually do is wait
5 and see how many questions there are, how
6 much homework HRI has, how long it will take
7 them to respond to the issues that come up,
8 and then we may be able to give you a sense
9 tonight of when they'll be back. But if not,
10 you can always call Community Development or
11 check our web site to see when they're on the
12 agenda. But probably sometime in September.

13 As to recourse, permits can be
14 appealed. That's something that can be done.
15 But, again, I think we're not quite at a
16 decision yet. We don't really know the size
17 and shape of that, but that is the --

18 FEMALE AUDIENCE MEMBER: Thank you.

19 WILLIAM TIBBS: So, with that if
20 Board members have comments, questions either
21 for staff or for the proponent, that will
22 help them as they try to sort this one out.

1 Hugh.

2 HUGH RUSSELL: I guess I would like
3 to see them look at paragraph 524. I think
4 it's C of the ordinance and do the
5 calculation for multiple plane setback to see
6 if the building complies with that or not. I
7 also think it would be a good idea to locate
8 some bicycle parking spaces for visitors on
9 the site. Somewhere there's a sidewalk I
10 notice on the west side of the property that
11 might be a suitable spot.

12 You know, I'm an architect. I design
13 multi-family housing. I guess I would say
14 that this is a very competently designed
15 project. You're looking at the perspective,
16 you can see that it's got scale and color and
17 variety, all the things you want to try to
18 get into a project. And so I think, you
19 know, you don't find many architectural
20 issues to make with this project. In fact, I
21 don't find any issues at all.

22 WILLIAM TIBBS: Charles.

1 CHARLES STUDEN: I would like to
2 echo what Hugh just said about the project.
3 I actually live on Montgomery Street in
4 Cambridgeport. I moved there about eight
5 years ago, and one of the things that
6 attracted me to the neighborhood was the
7 diversity, you know, in every aspect of that
8 neighborhood. And I was also encouraged by
9 the rezoning that had been done some years
10 earlier before I was on the Planning Board
11 that resulted in the special districts,
12 including the one that this project is
13 partially located within that is resulting in
14 the eventual transition to more residential
15 uses in the Cambridgeport area. This project
16 is going to be replacing a parking lot, and I
17 believe it's a vacant one-story building,
18 with something that I think is very much in
19 character with the neighborhood's housing and
20 better yet it's housing it's affordable when
21 there's so little of that in Cambridge to
22 begin with. So I -- and I also agree that --

1 with Hugh that I'm -- I mean, I like the
2 design of the buildings themselves. I think
3 they fit in extremely well with the existing
4 architecture. I have occasion to walk by
5 this -- up and down that street, I happen to
6 run. I run on the Charles River, I actually
7 come down Sydney Street to get down to the
8 river and I often look at these missing
9 teeth. I look at that parking lot as a
10 missing tooth between the building on the
11 corner and the brick condominiums to the
12 right. And I think having a building like
13 the one that's shown here on the bottom slide
14 is a significant improvement.

15 So, I -- and then in terms of the
16 density I, you know, I don't see 40 units in
17 this site as being overly ambitious. I see
18 given the way it's being designed, that it's
19 a very appropriate density for the site. So
20 I'm, again, I'm very enthusiastic about the
21 project at this point.

22 WILLIAM TIBBS: Pam.

1 PAMELA WINTERS: I guess I had a
2 couple of concerns about visitor parking and
3 that there be enough visitor parking for the
4 units. And also I was wondering why you
5 chose -- it seems as though most of the
6 buildings on the street are three stories and
7 why you chose to add a fourth story on the
8 34-unit apartment building? I'm just
9 wondering what that would look like if it
10 were without that top floor? It would be a
11 little less dense and, you know, just seems
12 as though it would fit in a little better.
13 But that's just my opinion.

14 JANE JONES: On that end of the site
15 we're abutting the SDAA District. So
16 eventually the adjacent one-story structure
17 that MIT owns now and around that area will
18 be demolished and they will have height
19 limits up to 100 feet. So we're stepping up
20 -- and the adjacent the C1 District is the 45
21 height limit restriction and we're below that
22 on the residential portion of the site.

1 PAMELA WINTERS: Thank you for
2 expl ai ni ng that.

3 WILLIAM TIBBS: Ahmed.

4 AHMED NUR: Yes, I j ust have a qui ck
5 questi on. Do you have i nformati on to who the
6 tenant might be? Are they comi ng out of
7 affordabl e housi ng for exampl e, are they
8 Cambri dge resi dents to begi n wi th? Are they
9 other Cambri dge resi dents?

10 JANE JONES: We wi ll work wi th the
11 Cambri dge Housi ng.

12 LES BARBER: Jane, can you step up?

13 JANE JONES: The Cambri dge Housi ng
14 Authori ty has a wai ti ng l i st now of about
15 6,000 fami l i es. And we work wi th the
16 Cambri dge Housi ng Authori ty i n pl aci ng al l
17 our fami l i es i n the devel opments. So thi s
18 devel opment i s affordabl e and we wi ll take
19 resi dents from the Cambri dge Housi ng
20 Authori ty wai t l i st.

21 WILLIAM TIBBS: Patri ci a.

22 PATRICIA SINGER: I have two

1 questions. The first one has to do with
2 sound, and I'm wondering where you are
3 putting the mechanicals. Do I remember
4 reading that they're going into the basement?
5 Yes.

6 And then the second one has to do just
7 very generically with an architectural
8 question. You have put the garden space, the
9 open space to the inside of the property.
10 And I see that very frequently both in
11 residential and in commercial development.
12 And I'm curious why the open space is not
13 more often put to the outside of the
14 property.

15 NANCY LUDWIG: By the outside of the
16 property do you mean to the street?

17 PATRICIA SINGER: To the street
18 side.

19 NANCY LUDWIG: Well, because
20 typically in this neighborhood, buildings
21 align with the adjacent buildings. So we
22 weren't trying to create a public park on the

1 street and force the building further back on
2 the property, but rather treat it in the more
3 traditional sense so you have a building
4 sitting back from the sidewalk with its porch
5 and walkway up, and then subdividing the
6 backyard areas into some smaller scale garden
7 areas and a courtyard of a scale to support
8 the 34-unit apartment building. In that
9 location they get sun throughout the day as
10 opposed to if they were on the street side,
11 that open space would be in shadow all day
12 long.

13 JANE JONES: And also there was
14 feedback at some of the community meetings
15 that we have in the open space people felt
16 that we should have open space for the
17 residents that there were enough parks in the
18 neighborhood that we didn't have to provide
19 -- it was not a significant area on this site
20 to create sort of a public pocket park. So,
21 there was some sense from neighbors that we
22 didn't have to create another public pocket

1 park at this site.

2 PATRICIA SINGER: Thank you.

3 WILLIAM TIBBS: Steve, any other
4 comments?

5 STEVEN WINTER: Yes, I have some
6 comments.

7 WILLIAM TIBBS: Go ahead, Steve.

8 STEVEN WINTER: You know, when so
9 many people talk about the density in the
10 neighborhood and the fact that there's no
11 parking now, I think we have to listen to
12 that. I think we have to say what's going
13 on? What is that? And, you know, what I
14 would like to ask Sue Clippinger to help us
15 to work that issue a little bit. Sue, if you
16 could answer some questions I have.

17 SUSAN CLIPPINGER: Yes.

18 STEVEN WINTER: The first question
19 is -- and by the way, I listen very carefully
20 to your advice as it comes in. I want to
21 make sure you know that. The memo that you
22 sent to the Planning Board, the first issue

1 talks about the proponent did a survey which
2 found that for affordable housing the number
3 of cars per household average 52 percent.
4 And there's been some challenge of that
5 methodology and that that whole way of
6 looking at the issue. I wonder if you could
7 validate that for us and tell us how you came
8 to embrace that, how that makes sense to you.

9 SUSAN CLIPPINGER: Well, I think
10 that -- Susan Clippinger. I think the first
11 point in the memo to the Board was basically
12 trying to say that in talking with HRI and
13 looking at the information they were using
14 and looking at other information, that we've
15 tried to gather as a city, we felt that this
16 was a reasonable assumption that they were
17 making, that generally affordable housing
18 units don't have a car for every single unit.
19 That there are people with no car. And so
20 the number that they're proposing seems
21 reasonable.

22 STEVEN WINTER: And the other piece

1 that I need help with is that we've got a lot
2 of very reasonable people coming forward
3 saying that this is an area that's so dense
4 there is no parking now. And I wonder your
5 points didn't say that the additional -- that
6 this building and the number of units and the
7 number of owners that would have vehicles and
8 the number of visitors, that it was your
9 interpretation that this would not create a
10 burden of additional cars, that in effect it
11 would be a burden or a difficulty for the
12 neighborhood. And I just want you to
13 elucidate on that, tell me a little bit about
14 that.

15 SUSAN CLIPPINGER: I think that as
16 you go east through the Cambridgeport
17 neighborhood and you get away from some of
18 the dense residential -- traditional
19 residential areas and you go toward the old
20 California Paint site and the large MIT open
21 space and the Vertex building and some of the
22 commercial buildings, that the parking

1 characteristics of the on-street parking
2 change. So if you're to the west of Sydney
3 Street, you're in a more traditional
4 Cambridge neighborhood where you're not
5 necessarily finding an open parking space
6 right in front of your house. And, you know,
7 as people talked about street cleaning, snow
8 and those kinds of challenges. As you go
9 further to the east, the -- and the parking
10 that's there is not proximate to people's
11 residential households, the available spaces
12 start to increase. So Putnam, in this area,
13 has had two signed residential spaces in
14 front of the existing house in which we're
15 proposing to extend that resident only
16 parking another six spaces, that covers that
17 portion of the street. And then if you're
18 all the way over to Waverly Street where
19 there's two hour parking by the Vertex
20 building, a lot of times those spaces are
21 unused at night. And in some of the areas on
22 Sydney Street it's -- it's erratic whether

1 i t' s chocker-bl ock 24-hours a day. Cl early
2 as you go further to the west and you start
3 to get i nto the areas where the -- there' s a
4 lot of long pre-exi sti ng housi ng, then that
5 envi ronment starts to change. So i t depends
6 a lot on where you are and how far you' re
7 willing to wal k.

8 FEMALE AUDIENCE MEMBER: And the
9 safety of the nei ghborhood.

10 STEVEN WINTER: And the last
11 questi on that I have, please i s wi th the --
12 wi th thi s devel opment, wi th thi s proposed
13 devel opment woul d you recommend changi ng any
14 of the parki ng regul ati ons that are there now
15 to accommodate i n a way that i sn' t going to
16 squeeze the commerci al i nterest, but wi ll
17 perhaps ease some of the residenti al burden.
18 Is there any way to do that?

19 SUSAN CLIPPINGER: Wel l , I mean the
20 change that we' re proposi ng for the si x
21 addi ti onal spaces i s speci fi cal l y responsi ve
22 to thi s project. So once you bui ld thi s

1 project, there's no reason to have
2 unrestricted parking in front of a
3 residential building. So by extending the
4 resident permit parking only down Putnam, it
5 adds those additional six spaces. So, yes.
6 And I think depending what happens long term
7 in the future for additional residential
8 development occurs in these areas that
9 currently are unrestricted, then we would
10 look at adding additional resident parking on
11 street to support those new uses. But that's
12 a future that, you know, nobody knows right
13 now what may happen.

14 STEVEN WINTER: Well, if I could
15 ask, what would trig -- what's the criteria
16 that would trigger that study?

17 SUSAN CLIPPINGER: Well, I mean
18 we're basically looking at for a new
19 development the land -- the first floor land
20 uses and general needs in the area. So this
21 is not a -- this is not a big study. This is
22 a residential building, first of all,

1 resi denti al acti vi ti es. The parki ng --
2 ava i labl e on-street parki ng i n front of the
3 bui l di ng shoul d be resi dent permi t onl y.

4 STEVEN WINTER: And fi nal l y, the
5 bi cycl e commi ttee whi ch al ways has thoughtf ul
6 feedba ck for us, menti oned that whi l e they
7 don' t know, they want to be certai n that the
8 bi cycl e parki ng spaces are of the appropri ate
9 si ze and of the appropri ate di mensi ons. And
10 I wonder i f you coul d j ust check on that for
11 us and make sure that they' re wher e they' re
12 supposed to be, but the di mensi ons of
13 those --

14 SUSAN CLIPPINGER: We al ways do for
15 al l projects that come to us for a bi cycl e
16 permi t.

17 STEVEN WINTER: Thank you.

18 H. THEODORE COHEN: Susan before you
19 go.

20 WILLIAM TIBBS: Go ahead.

21 H. THEODORE COHEN: And I' m not sure
22 whether --

1 STEVEN WINTER: Go ahead.

2 H. THEODORE COHEN: I'm not sure if
3 you can answer this question or not, but is
4 in your opinion is the parking requirements
5 in the Zoning for residential development
6 just to accommodate the inhabitants of the
7 residence or does it also take into account
8 visitors?

9 SUSAN CLIPPINGER: I think generally
10 we're assuming it's to accommodate the
11 inhabitants of the building. But we also
12 know that the one-per-one zoning requirement
13 is a generic across the city requirement
14 which may or may not be necessary in all
15 locations. So we know that when you start to
16 get close to transit, you don't have anything
17 like one vehicle for every unit. We know
18 that in the affordable housing you don't have
19 one vehicle for every unit. We know that in,
20 you know, other -- you know, some of the
21 other areas you do have a vehicle. You know,
22 you're closer for one-for-one. It depends on

1 where in the city you are and what kind of
2 housing it is. And generally, you know,
3 people who are visiting are either trying to
4 find someplace that they can use a visitor
5 pass for or they may go over those two hour
6 parking on both Waverly and Sydney that's not
7 right adjacent to the project but within a
8 couple blocks, so they also have options. So
9 in this case there's a lot of options for
10 people who are visiting.

11 WILLIAM TIBBS: Tom, would I like to
12 ask a question, too?

13 THOMAS ANNINGER: Sticking with
14 parking. The way the comment was made I
15 thought it was actually a thoughtful one.
16 That you were perhaps not analyzing the
17 comparative other projects, affordable
18 projects as deeply and as analytically as you
19 might. For example here, I was not very
20 persuaded, at least talking about by public
21 transport, I mean train transport, not buses
22 of the proximity of Central Square or the

1 Green Line. That's a long walk. It's also
2 an unpleasant walk across the river. That's
3 not a good bridge. And so, if you compare
4 that to, for example -- what was the --

5 WILLIAM TIBBS: Auburn Court.

6 THOMAS ANNINGER: Auburn Court,
7 which is an awful lot closer to Central
8 Square. Give me a couple other examples that
9 they compared this to.

10 JANE JONES: Trolley Square.

11 WILLIAM TIBBS: Trolley Square.

12 THOMAS ANNINGER: Trolley Square has
13 got more busses than you can imagine going
14 down Mass. Avenue. It seems to me we ought
15 to talk a little about the proximity of
16 public transport when you're analyzing this
17 50 percent of rough measure. I'm not
18 entirely convinced that this is going to be
19 as easy and accessible as has been assumed
20 here.

21 SUSAN CLIPPINGER: When we're
22 looking at housing, not paying attention to

1 affordable or unaffordable or what the price
2 range is it's very close to transit, we're
3 talking about way less than .5. So, in you
4 know --

5 THOMAS ANNINGER: So, less than half
6 a mile away?

7 SUSAN CLIPPINGER: No. Less than .5
8 cars per unit.

9 THOMAS ANNINGER: Oh.

10 SUSAN CLIPPINGER: So when you start
11 getting really close to transit, the number
12 of cars that are owned drops dramatically.
13 And we are seeing in the affordable units
14 that the numbers that they were showing that
15 were down toward .5. So I think the .7 gives
16 you, you know, a fudge factor that makes it a
17 reasonable assumption.

18 NANCY LUDWIG: If you're interested,
19 did you miss that this is actually on the
20 Easy Ride bus route?

21 THOMAS ANNINGER: I heard that. I'm
22 not quite sure I know enough about Easy Ride.

1 I don't know about the frequency or exactly
2 where that goes.

3 SUSAN CLIPPINGER: Easy ride is
4 great. It has wonderful ridership by the
5 way.

6 MALE AUDIENCE MEMBER: Where does it
7 go?

8 WILLIAM TIBBS: Excuse me.

9 THOMAS ANNINGER: That's wonderful.
10 I have some more comments but --

11 WILLIAM TIBBS: You can go ahead.

12 THOMAS ANNINGER: Ted, was coming
13 next. I don't know.

14 WILLIAM TIBBS: Ted, are you all
15 set?

16 H. THEODORE COHEN: I'm fine.

17 WILLIAM TIBBS: Okay. We can come
18 back to you.

19 THOMAS ANNINGER: Just sort of an
20 introductory comment, I understand the point
21 that this is a parking lot, a missing tooth
22 as my colleague mentioned, and that this is

1 really crying out for some development here.
2 It is also on the eastern edge of Putnam
3 Avenue where we have a very mixed area,
4 industrial, commercial, becoming more
5 residential, so that this project seems to
6 fit very well with what I think was
7 contemplated when we had Zoning and we
8 considered some of these things. So I think
9 in many ways this fits what was intended. On
10 the other hand, I can understand the anxiety
11 of the neighborhood. And I think some -- we
12 need to take a look at that a little bit more
13 closely. I'm not entirely persuaded by the
14 parking. I'd like to dig into that just a
15 little bit.

16 Let me ask a few questions: This is a
17 tenancy now that you're talking about.
18 You're talking about rental apartments?

19 JANE JONES: Yes.

20 THOMAS ANNINGER: So, of course
21 these seven units, these seven spaces for ten
22 units will be allocated according to who

1 wants to rent them? Is there any thought of
2 ever converting this to ownership type
3 apartments?

4 JANE JONES: No.

5 THOMAS ANNINGER: And what
6 assurances do we have that that No answer
7 will remain no?

8 JANE JONES: Well, the funding
9 requirements will dictate the development.
10 And we have applied to the state for housing
11 tax credits, for rental housing and
12 perpetuity, and the affordable housing trust
13 funds will be given to us from the Cambridge
14 Affordable Housing trust. They are going to
15 have restrictive covenants on the property
16 that it continues to be a rental affordable
17 housing development. And so it will always
18 be affordable housing rental development.

19 THOMAS ANNINGER: All right.

20 Why are you building the underground
21 only half underground? Is that a cost
22 matter?

1 JANE JONES: I think it's --

2 THOMAS ANNINGER: Why are you not
3 going fully under?

4 NANCY LUDWIG: Well, I had mentioned
5 that typically in the neighborhood the
6 buildings are set-up at stoop height.

7 THOMAS ANNINGER: Right.

8 NANCY LUDWIG: So by going half
9 underground we're mimicking and in fact
10 raising those first floor windows a bit up
11 off the sidewalk. Moreover just, you know,
12 the pitch of getting a drive down into that
13 garage underground, that sort of half down
14 half out is -- works very well.

15 JANE JONES: And also it is a cost
16 issue. An underground parking space versus a
17 surface parking space is about \$30,000
18 difference. And we're seeing in our other
19 developments that have underground parking,
20 that to build spaces that are not utilized is
21 really a public dollar, a waste of public
22 dollars. So Trolley Square where we

1 definitely underutilized there and we didn't
2 want to create and pay for parking over
3 \$30,000 a space and then not have it used.

4 THOMAS ANNINGER: Okay. I guess
5 it's as much a hope as when you say an
6 assumption is something hortatory and hopeful
7 about it that it will work. If it doesn't, I
8 think some of the issues that have been
9 raised will create, will create a problem for
10 the neighborhood.

11 JANE JONES: One thing, too, is that
12 this is an affordable development where I
13 know Mr. Stead was talking about parking and
14 his residents have two cars, and we see the
15 same in our market rate -- in our mixed
16 income developments where a market rate
17 tenant will have two cars. But in an
18 affordable development, we don't see that
19 usage. So that's why we came to the Board
20 with the reduction in parking, because as a
21 hundred percent affordable development, there
22 is not the same requirement as a market rate

1 or mixed rate development in parking needs.
2 And one more thing, I'll just say about the
3 parking is interestingly enough one of our
4 mechanical engineers is a Cambridge resident
5 and we were talking about the development at
6 our green charrette and we were locating the
7 site and talking about it. And he said, Oh,
8 I know that property. I park there when I
9 have business in Harvard Square because
10 there's no -- there's no -- I'll never get a
11 ticket because there's no designated parking.
12 So I think during the day you're seeing a lot
13 of sort of a free for all. There's no
14 designation and anybody parks there. So it's
15 a really a strain on the residents that live
16 there because businesses or people outside of
17 the neighborhood are parking there because
18 they know they can. And the other thing that
19 we are also working with the city is there
20 are no sidewalks on that side of Putnam Ave.
21 And no street trees. And we want to try to
22 improve the infrastructure at that end of the

1 city as well as part of the development.

2 THOMAS ANNINGER: On the issue of
3 density I know the area, I don't know it as
4 well as I would like to so I will go and
5 visit it. But I would like to sort of take a
6 view for myself to see if I can imagine what
7 it's going to look like. So I think you're
8 right, as far as I'm concerned, that this is
9 not the night to conclude our discussions.
10 But I do have a question or two on whether
11 you've got quite the right density for this.
12 And I guess the last point I would make is
13 this: I'm not a traditionalist when it comes
14 to architecture, and I think I understand
15 what you've tried to do by having different
16 facades in different areas and symmetry is
17 not one of the things that I -- that are
18 terribly important to me. Asymmetry is
19 something that I can enjoy. And so I'm happy
20 with your attempt at doing something a little
21 bit more contemporary. I will say that this
22 facade is not quite as satisfying as I would

1 have liked it to be. I'm a little puzzled by
2 it. Maybe over time it will grow on me.
3 Just a thought.

4 PAMELA WINTERS: Are you talking
5 about the 34-unit one?

6 THOMAS ANNINGER: I'm talking about
7 this right here (indicating). What we're
8 looking at, the upper one. I see what Hugh
9 says that there's a lot going on there.

10 You've made a lot of effort with
11 different relief and I think it reads in an
12 interesting way, but not in a satisfying way
13 for me. So I'm, I'm puzzled by that. I
14 can't -- don't know quite what to say about
15 it. I think you've thought about it
16 carefully. That point about the entrances
17 being somewhat unclear, perhaps it's because
18 I didn't bring my glasses tonight, but I'm
19 not sure where the entrances are.

20 HUGH RUSSELL: Look at the
21 perspectives.

22 NANCY LUDWIG: Off the main stairs

1 (i ndi cati ng), under the trellis and the door
2 -- the main entry door is tucked off the
3 porch.

4 MALE AUDIENCE MEMBER: It looks like
5 a back door.

6 WILLIAM TIBBS: I think any
7 comments --

8 THOMAS ANNINGER: I think any
9 comments are unwelcome at this point.

10 WILLIAM TIBBS: Yes. Thank you.

11 THOMAS ANNINGER: All right. Well,
12 that will help me if I look at something like
13 that. I will still say stepping back, it is
14 something that's going to need to grow on me.
15 So I would like to take a view and I will
16 look carefully at these pictures. And I
17 don't know whether there's anything else that
18 you can show us when you come back next time
19 that might make us understand it and make,
20 for example, me see it from a different
21 perspective. But those are my comments for
22 the moment. I guess I'm slightly more

1 lukewarm than some of my colleagues is how
2 I'll sum it up.

3 WILLIAM TIBBS: Anymore -- I just
4 have a couple of comments. How is the
5 parking going to be allocated?

6 JANE JONES: It's --

7 WILLIAM TIBBS: And what's your
8 normal way of doing it?

9 JANE JONES: Parking is included in
10 their -- in the rent.

11 WILLIAM TIBBS: In the rent?

12 JANE JONES: Yes, so parking is
13 included.

14 WILLIAM TIBBS: For everyone?

15 JANE JONES: Yes.

16 WILLIAM TIBBS: So, if they don't
17 have cars then --

18 JANE JONES: Well, typically again
19 we see that for every resident they wouldn't
20 have a car, so here --

21 WILLIAM TIBBS: So policy wise if I
22 don't have a car and I'm there, do I get

1 parking included in my rent or is that an
2 option?

3 JANE JONES: Oh, it's included for
4 everybody whether you have a car or not.

5 WILLIAM TIBBS: Oh. That's
6 interesting.

7 PAMELA WINTERS: That's a good deal.

8 JANE JONES: You don't get a space
9 if you don't have a car. So everyone -- if
10 you have a car, you get a space.

11 FEMALE AUDIENCE MEMBER: Until you
12 run out.

13 JANE JONES: We're seeing that
14 residents -- not every resident will have a
15 car.

16 WILLIAM TIBBS: And if you don't
17 have a car, you have to pay for a space in
18 your rent?

19 JANE JONES: No.

20 WILLIAM TIBBS: You're confusing me.

21 JANE JONES: There's no extra charge
22 for parking, it's free.

1 WILLIAM TIBBS: I see.

2 JANE JONES: Sorry.

3 WILLIAM TIBBS: Gotcha.

4 I guess my -- I come at this from a
5 slightly different perspective. This is a
6 neighborhood -- and I live in Cambridgeport,
7 too. But this is a neighborhood that I don't
8 really have a good sense of vision of where
9 it's -- we want it to go. Obviously we
10 passed Zoning a while back with the hope that
11 we would be doing something indeed with
12 housing, making that whole industrial area
13 more residential was one of the underlying
14 concerns. And obviously we have a big
15 concern about affordable housing in Cambridge
16 in general. But I just don't get a good
17 sense of this project because you've started
18 it or you're the first ones doing a
19 residential project here. I think a lot of
20 the concerns that people are expressing here
21 are crying out what's the vision beyond your
22 project? I guess I'd like to -- if the staff

1 could at least help us figure out what the
2 Zoning allows and maybe just have a
3 conversation about that when we meet next
4 just a brief, you know, ten stories next
5 store surprise me actually. So I would like
6 to just know that so we know what we're
7 doing.

8 And with the specific comment on
9 adjacent properties, properties that are near
10 this one and just what it is, because I think
11 the -- it sounds to me like -- I know I
12 don't, and it sounds to me like a lot of the
13 people here don't know what the neighborhood
14 could be like under this Zoning. And I think
15 that's important for all of us to know as we
16 do this, and for all of -- and for the
17 neighbors to know, too, as we go. And I
18 guess I'm not sure if this trellis issue is
19 an issue, but you can -- if that's something
20 you looked into or you talked about or you
21 can talk about that when you come back, too.

22 And we do have another public hearing

1 to do after this one, so I think we should
2 move on unless anybody else has any comments.
3 So I think we'll take a -- yes, Liza.

4 LIZA PADEN: Did you close the oral
5 comments or not?

6 WILLIAM TIBBS: Yes, I did.

7 Yes, go ahead. You have a question?

8 JANE JONES: I do.

9 WILLIAM TIBBS: Yes, go ahead.

10 JANE JONES: I just wanted to
11 clarify a few things that were mentioned with
12 some of the neighbors. That the Zoning here
13 is one-to-one and not 1.5. And, again, it's
14 free parking. The -- we own approximately
15 and manage approximately a thousand units in
16 the Cambridge neighborhoods, and we hire a
17 property management company and we have
18 resident coordinators that work with our
19 residents and manage our property. So this
20 typical -- and we'll continue here in this
21 development. And we're really proud of our
22 designs and the paths that won national

1 recogni ti on for i ts desi gn. And at Trol ley
2 Square, you know, that was the fi rst
3 devel opment i n Cambri dge, affor dabl e housi ng
4 devel opment that was lead certi fi abl e and the
5 largest PV solar i nstal l ati on i n the ci ty. I
6 think i t mi ght sti ll be. But we al so do
7 hi stori c restora ti on i n a l ot of our
8 bui l di ngs. We own a propert y, a si x-uni t
9 bui l di ng at 341 Col umbi a Ave. or Col umbi a
10 Street, that the vi nyl si di ng, the asphal t
11 si di ng was removed and we worked wi th the
12 Cambri dge Hi stori c Commi ssi on to restore the
13 bui l di ng. So those si mpl e detai ls do not
14 mean we' re goi ng to desi gn somethi ng of l ow
15 qual i ty. We real ly take pri de i n our detai ls
16 and our devel opments and we' re here over the
17 l ong haul . I' ve been worki ng at HRI for 20
18 years. I sti ll work wi th the nei ghborhoods,
19 some of the condo owners from 20 years ago
20 that we sol d propert i es to and some of the
21 apartments, the apartments that we rent,
22 we' re sti ll worki ng wi th those resi dents.

1 And this is just a schematic design phase.
2 This is not the design development. So we
3 haven't really worked through all the
4 details, and I think we will take back what,
5 you know, you have suggested in terms of the
6 facade -- the entryway. I think we're trying
7 to create something here playful that really
8 speaks of an entrance. And, again, it's the
9 schematic design phase. So it's not
10 completely developed. I think that's it on
11 public comments that I just wanted to
12 clarify.

13 WILLIAM TIBBS: Thank you.

14 AHMED NUR: If I could just make one
15 comment.

16 WILLIAM TIBBS: Sure.

17 AHMED NUR: In terms of your last
18 comment in taking back some of our concerns,
19 have you considered maybe setting a little
20 further down and having a driveway for
21 deliveries, school busses, pizza deliveries,
22 the ambulances all that? I tend to pick up

1 my child pretty much every afternoon from one
2 side of Putnam to the other to go through
3 Harvard Square, and it's extremely trafficky
4 and I can just imagine --

5 JANE JONES: Well, we haven't
6 designated a drop-off area within the
7 development, and I think if the street -- I
8 mean, if the neighbors had a position on it,
9 they'd rather see a resident parking
10 allocation versus a designated drop-off area
11 for the development. So, right now it's not
12 in the design.

13 AHMED NUR: Okay.

14 WILLIAM TIBBS: And I guess I have a
15 question which was similar which I didn't
16 ask, but you don't have to answer now but for
17 the next time you see us. How are you
18 dealing with loading in general, and maybe
19 moving and stuff like that? Is that
20 off-street or is that -- particularly in the
21 larger building are you doing that some
22 different way?

1 JANE JONES: Yes.

2 WILLIAM TIBBS: So I guess we will
3 take a quick ten-minute break, be back here
4 by quarter of and we'll start the next public
5 hearing then.

6 (A short recess was taken.)

7 WILLIAM TIBBS: Okay. We're going
8 to get ready to go on the next hearing. I
9 wanted to have a little clarification from
10 the last hearing. We talked about maybe
11 wanting to see the site. Is this something
12 that the Board wants to do together or is
13 this something we want to do individually?

14 STEVEN WINTER: I missed your
15 question.

16 WILLIAM TIBBS: Seeing the Putnam
17 Ave. site, is this something we want to do
18 individually or something we want to do
19 together?

20 CHARLES STUDEN: I would prefer to
21 do it individually.

22 PAMELA WINTERS: I would also.

1 WILLIAM TIBBS: Okay. Good.

2 All right. We have a -- our next
3 public hearing. It is -- I'm sorry.

4 THOMAS ANNINGER: We were talking.
5 And the one thing if I may go back to Putnam
6 Ave. and I know they've all gone now. We
7 really didn't talk a lot about what we wanted
8 to see next time, and it's kind of too bad
9 that we didn't. But one of the things that
10 came up in the conversation was that it might
11 have been helpful to have a little bit
12 broader perspective on the neighborhood than
13 just what's next-door in terms of the density
14 of projects within a block or two so that we
15 get a sense of whether we're really focusing
16 just on a few three-family homes or if
17 whether there aren't some larger projects to
18 compare this to. That would be helpful I
19 think.

20 WILLIAM TIBBS: And I just want to
21 say that was getting at my request for what
22 the zoning allows, too. Because it sounds

1 I like the zoning allows for significantly more
2 density than even anything in the
3 neighborhood right now. So I think we just
4 need to get a better understanding of that.

5 BETH RUBENSTEIN: Okay.

6 WILLIAM TIBBS: All right.

7 We have a continuation of case No. 239
8 which is 2419 Mass. Ave. And just so that
9 people know how the public hearings work. We
10 typically give the proponent an opportunity
11 to make a presentation. And then the Board
12 has -- may have some clarifying questions for
13 the proponent. And then we open it up for
14 public comments. We'd like the -- there is a
15 sign-up sheet. I think it's over in the
16 corner. If you'd like to speak during the
17 public comment period, we will ask before we
18 close the hearing for public comment if
19 anybody else wants to speak if they're not
20 able to get to the sign-up sheet. And we ask
21 that you -- when you do, in terms of the
22 public comments, that you do come forward and

1 speak at the microphone if you're able. And
2 we -- for the recorder we like you to give
3 your name and your address and spell your
4 name. So unless I forgot something, with
5 that we'll start with the presentation.

6 PAUL OGNI BENE: So I'm Paul Ogni bene
7 from Urban Spaces. We're continued from two
8 weeks ago, and we're here again today. Just
9 by way of introduction, my company is Urban
10 Spaces. And I'm working with Phil Terzis who
11 is from Oak Tree. And I brought my colleague
12 Alison Hammer from Urban Spaces as well.

13 So, Urban Spaces and Oak Tree have
14 partnered up with Urban Spaces doing the
15 development and Oak Tree doing the design to
16 create a lead certifiable 37-unit
17 multi-family building on the former Rounder
18 Records warehouse site. 33 of the units are
19 intended to be market rate for our
20 inclusive. It will be a mix of one- and
21 two-bedroom units, mid-priced units, for sale
22 condominiums. There will be parking

1 amenities such as function space, fitness
2 center, outdoor terraces and outdoor space
3 for the residents. We believe that
4 transforming this vacant warehouse, which it
5 is today, will make a vibrant addition to the
6 adjacent Linear Park, to the street scape and
7 the neighborhood in general. We've had an
8 opportunity to meet with neighbors and
9 abutters over the past few months to discuss
10 our plans. Basically what we'd like to do
11 tonight is just walk quickly through the
12 presentation package which you've already
13 received. So we'll go through it as quickly
14 as possible to save the most time for your
15 questions and for public comment. Tonight we
16 are requesting a large project review
17 pursuant to Section 20.109 because the
18 project is in the Mass. Overlay District and
19 over the size limitation. We are actually
20 not needing the originally advertised
21 multi-family Special Permit. We don't
22 believe that applies because this project is

1 situated in the Business A2 District. The
2 Board should also be aware that there is a
3 current variance and Special Permit that was
4 issued by the BZA in place. The Planning
5 Board staff is aware of it and neighbors have
6 also brought it to our attention early in the
7 process. We have met with the BZA about the
8 sequencing of this proposal, because the
9 owner of the land, Codacam currently has and
10 is operating office space and parking on the
11 site. They're selling us through a
12 condominium exchange the warehouse space and
13 they're retaining a condominium which will
14 make up their office space. We spoke again
15 with BZA and felt that the proper approach
16 here is to work with the Planning Board to
17 see if this project makes sense, and once a
18 decision is made if it's in the affirmative,
19 then at that time Codacam, the owner of the
20 property, would need to go and forward their
21 variance process. They need to get it --
22 they need to make an appearance before the

1 BZA. So we just wanted to make sure we
2 understood the sequencing and that is how we
3 understand this process should take place.
4 So with no further ado Phil Terzis will walk
5 us through the presentation.

6 PHIL TERZIS: This is the existing
7 site (indicating). I think most of you are
8 familiar with the Mass. Ave. here
9 (indicating), Cameron Ave. here (indicating),
10 Fair Oak Street here (indicating), and Camp
11 Street here (indicating). The overall site
12 here, which is outlined in red is being
13 broken into two parcels, two condominium
14 parcels, one for the office buildings and
15 parking. And this piece is the former
16 Rounder Records warehouse which is the site
17 we're developing (indicating).

18 Existing conditions, this is the
19 existing Linear Park (indicating), which runs
20 into Davis Square. Mass. Ave, Cameron Ave.,
21 Fair Oaks, Camp Street. Two existing
22 residential buildings on Mass. Ave, one of

1 which is a direct abutter already in
2 condition with our proposed building. Some
3 existing residential single and multi two-
4 and three-family buildings along this side
5 (indicating). The existing office buildings.
6 A little industrial building here
7 (indicating), and some more residences here
8 (indicating). Then the Trolley Square,
9 Trolley Square Development over here
10 (indicating).

11 This is a zoning diagram showing the
12 constraints of zoning, and it's important to
13 note that this is not the shape of the
14 building that we're proposing (indicating).
15 This is the maximum envelope that we could
16 build under zoning based on the setbacks.
17 There's a Residential B zone here and a
18 Business A-2 zone here (indicating), and this
19 dashed line is the demising between those two
20 zones. Along -- we have a business zone next
21 to a residential B zone. We're required to
22 have a 50-foot setback where we can only

1 build to 35 feet. So this section of the
2 building has to be 35 feet or less above the
3 mean grade of the site. The rest of the site
4 here, can be 45 feet above the mean grade.

5 The Business A-2 zone along Mass. Ave.
6 requires a five-foot setback along the
7 streets. And because this site has more than
8 one street frontage, these are all considered
9 front yards with respect to zoning. And when
10 you have that many front yards, then the rest
11 of your yards can be side yards. But we've
12 called this a backyard (indicating). But
13 that could actually be considered a side
14 yard. So that has a ten-foot setback in this
15 zone. And then we have here the party wall
16 condition with the existing building. And
17 then along Mass. Ave. we have a 45-degree
18 bulk control limit starting at 35 feet.

19 Photos of the site and surroundings. I
20 won't spend a lot of time on this. We can
21 come back if anyone has any questions about
22 anything.

1 This is our proposed site and landscape
2 plan which shows the landscaping is drawn to
3 the edge of the property line, but these red
4 lines are showing the actual setback lines
5 that we could build to by right (indicating).
6 And as you can see, the building is somewhat
7 setback from the setback lines here
8 (indicating). Especially along this area
9 where we're behind the buildings on Mass.
10 Ave. And here along the park we decided to
11 pull the building back to kind of maximize
12 the park experience for our residents and for
13 the community (indicating).

14 So the building volume is this big
15 white mass here (indicating). There's a
16 parking garage exit and entrance at the
17 bottom of the hill on Fair Oaks Street and
18 where it aligns with Camp Street. There will
19 be underground parking under this volume, and
20 then surface parking in this area
21 (indicating), with a five foot -- minimum
22 five-foot landscape setback. We're providing

1 more than that around these sides of the
2 parking garage and the parking lot.

3 This is the basement plan which shows
4 the parking garage which is this volume here
5 (indicating), and the surface parking here
6 with the landscaped areas around it. And
7 then we have bike parking in this area for 24
8 bikes. We also have bike parking on the --
9 adjacent to the park near the entrance of the
10 building. Trash, recycling, storage,
11 mechanical, which haven't been designed yet,
12 but we're thinking it's going to go in this
13 area.

14 This is the ground floor showing the
15 main entry here which is -- and the lobby and
16 common space here. And the yellow is all for
17 the one- and two-bedroom units.

18 Second and third floor are both
19 identical to each other and similar to the
20 first floor building and the lobby.

21 And the fourth floor because of the
22 setbacks because of the residential zone, the

1 fourth floor is smaller than the other floors
2 and only has units fronting on the park.
3 These are the elevations (indicating).
4 This is on Fair Oaks Street where you see the
5 slope the Fair Oaks Street and the entrance
6 to the parking garage at the bottom of the
7 hill aligning with Camp Street. And this is
8 along Mass. Ave. What's not showing well
9 enough here is this area here (indicating),
10 actually has buildings in front of it. There
11 are two residential buildings on Mass. Ave.
12 that cover this part of the elevation. So
13 from Mass. Ave. all you would see is this
14 section of the building (indicating). This
15 is facing Cameron Ave. (indicating) where the
16 existing -- there's a little parking area on
17 Cameron Avenue that's existing here. That's
18 going away and being replaced with -- and
19 this is the side northwest facing, is it
20 Goldstar Road? The backs of the houses on
21 Goldstar Road. They would see this portion
22 of the building here when they look out

1 behind their houses (indicating). This here
2 is a -- is the building on Mass. Ave. which
3 has a party wall condition with our building.

4 And these are preliminary sections
5 through the site. If you look at this site
6 plan, this section B is from Mass. Ave. here
7 (indicating) over to Fair Oaks Street showing
8 a three-story house on Fair Oaks Street, our
9 building and then Mass. Ave.

10 Site Section A is running the other
11 direction which is from Cameron over to the
12 parking area behind our building. And these
13 two forms here, these darker things are the
14 buildings on Mass. Ave. which is sort of
15 behind the building, this view (indicating).

16 So, that's a general overview of the
17 project. And I think we're ready for
18 questions.

19 WILLIAM TIBBS: Go ahead. Tom.

20 THOMAS ANNINGER: Could you give us
21 a little bit more to look at and understand
22 just how this relates to your immediate

1 abutter, the one that has the party wall and
2 how that party wall will change and how --
3 that's 1227 if I'm not mistaken, and 1229.
4 So that we have a good idea of just what's
5 going to happen there.

6 PAUL OGNI BENE: Sure. I'll let Phil
7 speak to that.

8 PHIL TERZIS: This is their existing
9 building here (indicating). We're abutting
10 the building, there's a party wall right here
11 (indicating).

12 BETH RUBENSTEIN: Can you use the
13 mic?

14 PHIL TERZIS: Sorry.

15 This is their existing building here
16 (indicating) with stair -- there are
17 stairwells and decks in the back of their
18 building. And there's a -- there will be a
19 party wall condition here (indicating), and
20 then the ten-foot side yard setback here
21 starts as our building passes the back side
22 of their building. So, if you are familiar

1 with the existing building, the existing
2 warehouse building is right on this property
3 line (indicating). So we'll be a minimum of
4 ten feet back at all places. And in some
5 places we'll be more like 20 feet back in
6 this area beyond the property line
7 (indicating). So that will increase the --
8 there's some open space aspect of this area.
9 The other existing building here remains, and
10 there is a stand of trees behind this
11 building which are right up against the
12 existing warehouse building. And it's our
13 intent to keep that stand of trees where it
14 is and supplement it with more plantings on
15 our side of the property line so that we
16 maintain a good buffer between our parking
17 area and this building.

18 There's also an easement -- an existing
19 easement here which is vehicular easement
20 from Mass. Ave. to our site, which for the
21 time being we're intending to not use and to
22 keep closed. Because right now there's I

1 think a garage door here (i ndi cati ng). I
2 don' t know that i t gets much use.

3 THOMAS ANNINGER: Adequate wi dth for
4 a car?

5 PHIL TERZIS: I believe i t' s a
6 ten-foot wood easement. Thi s i s an
7 existi ng -- thi s i s how these peopl e access
8 thei r parki ng area. There' s a dri ve here --
9 actual ly i f we go to the aeri al s. You can' t
10 real ly see i t. But there' s an existi ng dri ve
11 here and there are cars parked back here
12 (i ndi cati ng). So i f you see thi s existi ng
13 bui ldi ng, i t' s pretty much ri ght up to the
14 parki ng -- ri ght up to the propert y li ne on
15 al l si des except thi s si de (i ndi cati ng). So
16 we' ll have fi ve feet more of open space al ong
17 al l of these edges (i ndi cati ng), and 10 to 20
18 feet more al ong thi s edge. And then thi s
19 wi ll be open space parki ng area (i ndi cati ng).

20 THOMAS ANNINGER: I have another
21 questi on.

22 WILLIAM TIBBS: Go ahead.

1 THOMAS ANNINGER: I found it a
2 little confusing that your -- the person
3 you're buying from is holding on to the
4 office at the end of Fair Oaks and along Camp
5 Street. That's office, not residential.
6 What is -- that's not -- that's going to
7 continue to belong to him? And you're buying
8 the rest?

9 PAUL OGNI BENE: That's right.

10 THOMAS ANNINGER: And what is he
11 going to do?

12 PAUL OGNI BENE: So basically --
13 thanks. We were going to divide the property
14 in a sense through a condominium structure as
15 opposed through a subdivision process, and
16 the existing warehouse, of course, will be,
17 you know, our piece that we will operate we
18 propose as the residential piece. And then
19 the seller will retain his piece and continue
20 to operate it as it's been operated which is
21 office, parking and office. And he has more
22 parking than is currently required. Our

1 piece will have all of its parking contained
2 within its own envelope.

3 THOMAS ANNINGER: What's his
4 variance for?

5 PAUL OGNI BENE: So his variance is
6 for, as I understand it, to basically
7 continue the non-conforming use of office
8 within this residential zone. And then he
9 had a second component to his variance which
10 was part of a larger master plan which was
11 when this warehouse -- his master plan
12 anticipated being retail. And because the
13 retail didn't have enough parking, he asked
14 for a -- some relief from that parking
15 requirement. Now that he's no longer
16 implementing the second element to his master
17 plan, only the first element, it's my
18 understanding that he's going to go back to
19 the Zoning Board, as is required under his
20 variance, to present to them the change of
21 plans. And that change of plans will
22 essentially say, I no longer am going to do

1 this as retail. I'm selling it, and
2 therefore, the parking requirement that I
3 previously asked for relief from, I no longer
4 need. But, Zoning Board, I do still need to
5 ensure that I can continue to operate these
6 parcels as I have been under the variance as
7 it stands today.

8 WILLIAM TIBBS: Any other clarifying
9 questions from the Board?

10 CHARLES STUDEN: I actually have one
11 related to the surface parking lot. It's
12 access from the garage, you come into the
13 garage and turn right.

14 PHIL TERZIS: Yes.

15 CHARLES STUDEN: And go into that --
16 I'm curious, are those visitor spaces or
17 spaces assigned to the units within the
18 building?

19 PAUL OGNI BENE: Those are spaces
20 assigned to the units in the building. We
21 are, of course, required to have 37 spaces.
22 I believe our proposal has asked for 41, four

1 of which we would anticipate being a Zip Car
2 space or other visitor type spaces. But
3 those, because of the convenience factor,
4 would be inside the building. The visitor
5 spaces were anticipated to be inside the
6 garage here (indicating). And these plus the
7 remainder of the spaces in the inside
8 structure would be designated and tethered to
9 the 37 residential units.

10 CHARLES STUDEN: I was also curious,
11 I noticed on the drawings on SP-6 it shows
12 these little designations S's and C's in some
13 of these parking spaces. I'm just curious
14 what that means.

15 PHIL TERZIS: Standard spaces and
16 compact spaces.

17 CHARLES STUDEN: Oh, thank you.

18 STEVEN WINTER: Bill?

19 WILLIAM TIBBS: Yes, I'm sorry.
20 Steve.

21 STEVEN WINTER: I'm looking at SP-9
22 and my question is the -- could you help me

1 understand the pending zoning revision, the
2 status of that, what that's all about? Both
3 on the potential common roof and on the
4 potential private roof deck, please?

5 PHIL TERZIS: We were understanding
6 from talking to Community Development I guess
7 or somebody in the City of Cambridge that
8 there may be pending zoning changes to allow
9 roof decks to be built like green roofs or
10 habitable roof decks to be built that don't
11 count against your FAR requirement. Because
12 currently they count against your FAR. So we
13 were thinking that in the future if it's
14 possible to build it without affecting our
15 FAR, that we'd like to have green roofs on
16 this building.

17 STEVEN WINTER: And would that
18 happen on the roof above third floor also?

19 PHIL TERZIS: Yes. Just above the
20 third floor, but not before the fourth floor.

21 STEVEN WINTER: So it would happen
22 on three parts, on SF-9 it would happen on

1 roof above thi rd floor potenti ally happen --

2 PHIL TERZIS: That whi te area as
3 shown in the plan is all the same level.
4 We' re just sort of desi gnati ng di fferent
5 zones. On the end there, that' s potenti ally
6 a pri vate roof deck associ ated wi th that end
7 uni t. Probabl y woul d never be that l arge
8 because, you know, for costs we' d probabl y
9 have somethi ng that' s a terrace di rectl y off
10 of a uni t. I' m not extendi ng out to the edge
11 of the bui ldi ng.

12 STEVEN WINTER: And the common deck
13 woul d be an ameni ty for everyone.

14 PHIL TERZIS: Ri ght.

15 STEVEN WINTER: And the roof above
16 thi rd floor, is that --

17 PHIL TERZIS: That woul d be open
18 roof. That woul dn' t be --

19 STEVEN WINTER: That woul d be a
20 green roof or somethi ng l ike that?

21 PHIL TERZIS: It coul d be.

22 STEVEN WINTER: Thank you. I get

1 i t.

2 BETH RUBENSTEIN: I was just going
3 to point out that there has been discussion
4 on the Green Building Zoning Task Force of
5 which Hugh is a member about recommending a
6 number of changes to the zoning to make
7 various green building practices more common
8 and easier to accomplish. Just in terms of
9 the timing of that, those proposals will be
10 going to the City Council this fall. So,
11 we're some months away from any decision on
12 that. But Mr. Terzi is correct, that one of
13 the recommendations is that it be to make
14 green roofs exempt from FAR.

15 WILLIAM TIBBS: Any other clarifying
16 questions?

17 H. THEODORE COHEN: I do.

18 WILLIAM TIBBS: Yes, Ted.

19 H. THEODORE COHEN: Can you go back
20 to the site plan? The Linear, the park, is
21 that owned by the city or DCR or someone
22 else?

1 BETH RUBENSTEIN: Now you're asking
2 a hard question. It's the state. I can't
3 tell you which agency. It is owned by the
4 state although the city does do a lot of
5 maintenance work. And in fact, you may
6 recall when the Trolley Square project was
7 built, a number of enhancements and additions
8 were made. That was done by the city but we
9 don't technically own it.

10 H. THEODORE COHEN: And the office
11 building right in the corner, is that still
12 private ownership.

13 BETH RUBENSTEIN: Yes, I believe it
14 is.

15 PAUL OGNI BENE: Yes, we believe it
16 is as well. Based on the Assessor's database
17 records.

18 WILLIAM TIBBS: Patricia.

19 PATRICIA SINGER: Going back a
20 couple of questions I wanted to clarify that
21 the balconies also are setback 10 to 20 feet
22 from the setback line or do the balconies --

1 in that drawing it appears to me that they
2 move beyond the setback line.

3 PHIL TERZIS: The balconies are
4 actually on the ground floor, there are
5 terraces above the garage. And for zoning
6 because they are lower than four feet,
7 they're allowed to extend within the setback.
8 That's my understanding. They're allowed to
9 extend within the setback because they're not
10 -- they're not projecting balconies. Up
11 above the balconies are well within the
12 setback lines.

13 PATRICIA SINGER: And I didn't
14 understand one thing, when you were talking
15 about the roof deck over third floor. Is
16 that simply a green roof or is it an area
17 where people will go?

18 PHIL TERZIS: We're thinking that
19 the area -- that somewhere in this area here
20 (indicating), we may have, if we can do it
21 without affecting our FAR, a roof terrace
22 that is for all of the residents to share as

1 a common roof terrace. And then a private
2 terrace for this unit here (indicating).
3 This area we're not thinking would be
4 habitable roof. It might be green roof with,
5 you know, sedum or some kind of very thin
6 green roof. But I don't think we'd be making
7 it a full roof deck.

8 PATRICIA SINGER: Thank you.

9 HUGH RUSSELL: If I could comment on
10 that question.

11 In the green roof proposal you can, of
12 course, put a green roof on your building if
13 you -- right now without any penalty. But in
14 the proposal there's ability to have a
15 certain proportion of that be usable space
16 because that will provide the incentive for
17 people to do it and not have it count as FAR.
18 So that's in line with what they're planning
19 to do. But it all has to be enacted and we
20 have to see it and review it.

21 WILLIAM TIBBS: Ahmed.

22 AHMED NUR: I have a question with

1 regard to the height. According to the
2 current zoning table 3, the BA-2 for
3 multi-residents shows 35 feet above mean
4 grade. Right?

5 And your drawings SP-11 site Section B,
6 for example, shows the 45 mean grade, and
7 above that projects what looks like an
8 elevator or -- can you explain that? Are you
9 getting a variance on the ordinance?

10 PHIL TERZIS: The elevator
11 penthouse?

12 AHMED NUR: Right.

13 PHIL TERZIS: Those are allowed to
14 extend above the height limit of the main
15 roof.

16 AHMED NUR: Okay.

17 And the second question or concern I
18 have is that on the top view of the green
19 trees, this is not consistent with the
20 elevation. I'm not sure exactly which one it
21 is. Some show on the south elevation, for
22 example, six trees as opposed to pairs of

1 trees from the top.

2 PHIL TERZIS: I think the -- I would
3 say that the site plan is the governing, the
4 landscape architect's plan would be closer to
5 what we would be intending to plant. The
6 elevations were done simultaneously so
7 they're probably not as coordinated as they
8 should be.

9 AHMED NUR: Okay.

10 WILLIAM TIBBS: Any other clarifying
11 questions?

12 (No response.)

13 WILLIAM TIBBS: Then we'll move to
14 the public comment portion of the public
15 hearing.

16 As I said, we have a sign-up sheet
17 which I do have. If someone has changed
18 their mind or came in late, we will give
19 folks an opportunity to speak after we go
20 through the people on the sign-up sheet. As
21 I said, please come forward if you can. What
22 I'll do is also I'll mention the next person

1 following so that they can begin to cue
2 themselves so that we can take a little time.
3 And we would like you to stick to three
4 minutes, and Pam will keep track of time and
5 give you a warning when you're getting close
6 to your time. And when you come up, please
7 give your name and address and spell your
8 name for the recorder.

9 So, the first person who's asked to
10 speak is Catharine Hornby.

11 CATHARINE HORNBY: Hello. Again,
12 I'm Catharine Hornby. C-a-t-h-a-r-i-n-e.
13 Hornby is H-o-r-n-b-y. I live at 11 Tufts
14 Street.

15 My comments on this project are
16 somewhat similar to the last project in that
17 the interest of making the bike parking
18 adequate and therefore improving traffic flow
19 and parking issues in the city, we'd like to
20 make sure that the bike parking really works
21 in this. We understand this is a preliminary
22 design so these comments might be a little

1 bit -- well, we understand it's a preliminary
2 design. However, it looks like the way the
3 bike parking is laid out it's a very narrow
4 corridor and then bikes sort of stuffed in on
5 either side. And maybe that works and maybe
6 -- it's hard to see in a small plate and a
7 small drawing, but to us it looked a little
8 crowded and it looked like in practice it
9 might be hard to get your bike all the way
10 along that corridor and into your little
11 slot. We just wanted to emphasize the
12 importance of bike parking, not just that
13 fits the dimensions but that is actually
14 usable in practice.

15 Second, the comment we had on this
16 design was we wanted to encourage outdoor
17 bike parking especially given the proximity
18 to the Linear Park. It seems the developers
19 already considered that, it just doesn't
20 appear in the plan. So, thank you.

21 WILLIAM TIBBS: Thank you.

22 The next person is, I guess is William

1 Phares. Do I have that right? And then
2 after William there is Anmarie Kirsten.

3 WILLIAM PHARES: Okay. I'm Will
4 Phares. I live in the 2427 Mass. Ave. it's
5 the direct abutter with this shared wall.
6 P-h-a-r-e-s. I'm here with several other
7 residents and owners in the condo, the direct
8 abutting condo, and we're here to express our
9 strong objections to the proposal. There are
10 -- we've already submitted detailed
11 objections in writing that you should have
12 received. I want to touch on a couple of
13 those and then three other owners and
14 residents, also direct abutters after me will
15 go ahead and touch on some of the other
16 objections.

17 So the first two I would like to touch
18 on have to do with especially in our back
19 garden, which if you look at the overview of
20 how our house sits with the present
21 properties, it's very close, so there's
22 proximity. You're also talking about major

1 revisions in the present property. So this
2 is going to be demolition. It's going to be
3 excavation. This is going to be loss of
4 privacy. So big changes we're looking at.

5 STEVEN WINTER: I'm sorry, if I
6 could interrupt. Could you hold this up and
7 point to -- show the Board where you are so
8 that we can follow you on that.

9 WILLIAM PHARES: Right. So this is
10 the, this is the present building, this C and
11 D. C and D. We're in this -- this little
12 sort of the clamp of the monkey wrench.

13 STEVEN WINTER: Okay.

14 PHIL TERZIS: You okay?

15 WILLIAM PHARES: I think we're okay.
16 Thank you. Okay, so a couple of points --
17 objections I would like to address
18 specifically has to do with the back garden.
19 So this is this narrow space between. First
20 of all, one point that the architect brought
21 up that this would actually -- because of the
22 increased setbacks in the back, that this

1 would actually be extending that space. But
2 I would like to point out that because on the
3 ground level because these terraces are
4 actually going to be occupying that space,
5 that this is not going to be free open space.
6 That this will be, again, this will be
7 privately used space. So that's something to
8 consider when you, you know, you hear that
9 the setback is going to be increased.

10 The two specific objections -- so that
11 was the point that came up during the
12 presentation I wanted to address.

13 In terms of the -- what's going on with
14 that back garden for us, we contend that
15 there will be restriction of sunlight. The
16 shadowing studies that we have seen so far --
17 the last ones were submitted last Friday --
18 there was actually bias in the sampling. So
19 these were not equal time points that were
20 sampled. And we have -- we would like to see
21 a much finer analysis so that we could really
22 see the morning hours which is when we get

1 our sunlight what really is going to be the
2 impact there rather than three and four hour
3 gaps in the sound plate. So that is not yet
4 complete. So we don't understand exactly how
5 that will affect us. We assume it will be
6 negative.

7 The second is that because the present
8 building in the back, again, on the garden
9 side, is one and a half stories tall when
10 that is corner bound is increased to three
11 stories tall, our building is three stories
12 tall. Along the whole back side of our
13 building, all of the back views will be
14 blocked. We will be looking at building
15 rather than Clarendon Hill and rooftops and
16 trees. So this is, this is definitely going
17 to have a negative impact on us.

18 And lastly there are a couple of issues
19 that are unclear, but I think could be very
20 serious. The first one is there's known
21 ground contamination with volatile
22 carcinogenic compounds in our area. This is

1 coming into our area via a sort of mysterious
2 plume that nobody really knows where it is
3 because you can only dig so many holes and
4 measure. But if you're talking about major
5 excavation of this area, it's -- this could
6 be potentially dangerous, and we would like
7 to hear what that plan is going to be. And
8 also what is the contingency plan going to be
9 if all of a sudden there are volatile
10 carcinogens released into the area that we'd
11 be breathing. And not only us, but everybody
12 in the area.

13 PAMELA WINTERS: Sir, your time is
14 almost up. I've given you a little extra
15 time because the question was asked by a
16 Board member.

17 WILLIAM PHARES: I appreciate that.
18 The last is very short. And this is -- we've
19 not yet seen a geological studies which would
20 have to do with the groundwater and also
21 drainage. Are we going to have a problem in
22 our basements?

1 Okay. Thank you.

2 PAMELA WINTERS: Thank you very
3 much.

4 WILLIAM TIBBS: Thank you.

5 Go ahead. After Annamari e, i t' s
6 Gabri el l e Lozano.

7 ANNAMARIE KERSTEN: Hi . I' m
8 Annamari e. Annamari e is one word. Kersten
9 is K-e-r-s-t-e-n. And I live at 2429 Mass.
10 Ave, Uni t 4. I too am in the abutting
11 bui l di ng.

12 Will has already touched on a number of
13 our concerns, but one of the big ones is just
14 the privacy that we have currently and the
15 fact that this bui l di ng is going to be pretty
16 devastating to the quality of l i fe that we' ve
17 had in thi s bui l di ng. It' s been very
18 pri vate. And if you' ve seen the backyard
19 before, basi cal l y we have bri ck on two wal l s.
20 We have a very secluded l i ttle backyard
21 that' s bri ck for two wal l s and covered in
22 i vy. Now that' s al l going to be torn down,

1 and although they're going to move back about
2 ten yards, we won't have a very private area
3 anymore. We'll be looking right into their
4 building and they'll be looking right into
5 our building. When we learned initially that
6 Rounder was leaving and the developer had
7 retail plans. We were very thrilled. We
8 thought some nice little, retail stores would
9 be great, maybe one level. But now when we
10 look back, we're going to see this building.
11 My unit is on the second and third floors.
12 And from my second floor right now I can see
13 the roof of Rounder Records and I can see
14 trees and greenery. And my second level all
15 I can see are trees. And now I'm going to
16 see another building unit. We think the
17 density is too much for the neighborhood as
18 well. When our building was built in 1999,
19 there was a little vacant lot next-door to
20 us, and across the street there was a liquor
21 store, and, of course, there was Trolley
22 Square and there was nothing there. But in

1 the past ten years there's a brick building
2 right next to us on Mass. Ave. I think it's
3 2443. Across the street where the liquor
4 store was, that was torn down and that's all
5 units. And then Trolley Square is there.
6 And we think the density is really high in
7 that corner of North Cambridge right now.

8 Thank you.

9 WILLIAM TIBBS: Thank you.

10 Gabrielle. And after Gabrielle we have
11 Rochelle Zapol.

12 GABRIELLE LOZANO: Gabrielle Lozano,
13 2427 Mass. Ave, Apartment 6.

14 THE REPORTER: Spell it, please.

15 GABRIELLE LOZANO: L-o-z-a-n-o. I'm
16 going to pass over some of the pictures of
17 our garden. We don't oppose the project
18 overall. We haven't seen any conversations
19 from the developers. Some of the concerns
20 that we have besides the privacy, some of the
21 concerns that we'll mention are we're now
22 losing privacy. The current building, the

1 Victorian-type building at the end is going
2 to seem like a dollhouse among their
3 building. So we're concerned about that. We
4 haven't received any considerations. Not to
5 mention the demolition. What else? There
6 are -- but most of them are not going to be
7 affected as we are. As you can see, the
8 building, two sides of our building appear to
9 them. There was a slight -- I don't think
10 they showed it, how our backyard will become
11 the courtyard of them. So we are concerned
12 about that, but we don't want to be the
13 courtyard for someone else. As you can see
14 the pictures, we have our privacy. We would
15 like to continue to have that.

16 Thanks.

17 WILLIAM TIBBS: Thank you.

18 Rochelle. And after Rochelle is Robin
19 Yearwood.

20 ROCHELLE ZAPOL: Good evening. I'm
21 Rochelle Zapol, Z-a-p-o-l and I live at 2429
22 Massachusetts Avenue, the abutting building.

1 Basically as the three people who went
2 before me just described, this project does
3 not meet for the reasons that have been
4 articulated, the zoning standards in the
5 ordinance. For example, Section 1043 --
6 Section 10.43, the continued operation of the
7 adjacent use and one of the adjacent uses is
8 our residential building, is going to be
9 adversely affected by this proposed project
10 if it goes forward, because for all the
11 reasons mentioned, it's -- there's going to
12 be demolition. There's going to be noise,
13 and there's going to be a massive building
14 compared to our Victorian building that's
15 going to zoom up above, that's going to be
16 inconsistent with the other buildings in the
17 neighborhood which are all basically smaller
18 Victorian-style buildings. And this building
19 is going to be a modern building that is
20 going to look out of place.

21 Another standard that will not be met
22 is in Section 19.31, and you've already heard

1 testimony on that concerning the heights and
2 the setbacks of the building, and it's not
3 going to be an appropriate transition to our
4 building as well as other buildings that it's
5 going to be near. It's also just
6 inconsistent with the historical context of
7 the North Cambridge Trolley Square Community
8 to introduce a modern building that is in the
9 midst of these other Victorian buildings. In
10 addition, it appears that the -- the
11 information provided thus far doesn't show
12 how these standards in Section 19.33 of the
13 ordinance are going to be met.

14 And finally, 19.35 talks about how new
15 construction should reinforce and enhance the
16 urban aspects of Cambridge as it has
17 developed historically. And historically
18 this Trolley Square area has been Victorian
19 houses and it's been preserved in that way,
20 unlike other areas of Cambridge, such as
21 Technology Square where this type of building
22 might look more in place as opposed to out of

1 place.

2 Thank you.

3 WILLIAM TIBBS: Thank you. Robin.

4 And the after Robin is Martha Older.

5 ROBIN YEARWOOD: Robin Yearwood, 29

6 Cameron Ave. Y-e-a-r-w-o-o-d.

7 I haven't decided one way or the other
8 whether I'm for or against this. I mean, it
9 seems okay on one hand and then troubling on
10 other hands with, you know, height, setbacks.
11 Some of the questions and concerns the
12 neighbors have that have been brought up by
13 the other people that spoke before me,
14 especially with the soil and, you know,
15 different things that are going on. And then
16 the demolition. How long it's going to take?
17 What it's going to create?

18 Parking is another major concern. If
19 you look on their traffic impact and access
20 study, on page 28 they refer to parking.
21 They refer to 37 parking spaces with four
22 extra. And I think earlier they had

1 mentioned that visitors parking is going to
2 be on the outdoor part which you have to go
3 through the garage. How do you get in the
4 garage if you're a visitor? And also, they
5 want to charge market rates for these spots.
6 It's -- so if I'm a resident of Cambridge, I
7 don't have to pay for a parking spot. I can
8 park outside. Our neighborhood has no
9 parking. We have Trolley Square. We have
10 all these new developments all in the area.
11 You know, for residents there who live there
12 all the time, we fight for parking. If you
13 bring this in and you don't provide parking
14 without charging people, it's going to be an
15 issue. And also if you put doorways, which
16 someone had mentioned, on Fair Oaks Street,
17 that's really convenient. Let's park on Fair
18 Oaks Street. My door's right there, I'm not
19 going to go into the parking garage.

20 Also, another problem with Fair Oaks
21 Street is the shadowing. It hasn't been
22 mentioned, but this is going to shadow Fair

1 Oaks Street. And in the wintertime that's
2 going to be an issue. Because you have a --
3 it's a narrow little street, it's a two way
4 street. You have a business on the end that
5 has a lot of big trucks. Not commercial
6 trucks, but, you know, pickup trucks or
7 whatever that come in during the day. We
8 don't have parking as it is. You're gonna
9 have the entrance and the exit to the garage.
10 If you don't have the snow melting, that's an
11 issue. And people who live there, if they're
12 shadowed all day, missing their sun, their
13 heating bills are going to go up. These are
14 concerns of the neighbors. And I think --
15 we've only had two meetings. And it's like
16 it's being shoved down our throats. We
17 haven't had enough time to go over all of the
18 issues that we have and haven't had them all
19 addressed. And, you know, I'm just -- like I
20 said, I'm neither for nor against, but I'd
21 like to see more answers before anybody makes
22 a decision.

1 Thank you.

2 WILLIAM TIBBS: Thank you. Is
3 Martha --

4 MARTHA OLDER: Hi. I'm Martha Older
5 as in younger, spelled O-l-d-e-r. And I'm at
6 No. 19 Cameron Ave. which is one away from
7 this. And I would like to make a number of
8 miscellaneous points.

9 I think for one thing that it would be
10 fairly easy for the developers to do a number
11 of small things that would be helpful to us.
12 For example, the snow. How about a snowplow?
13 You know, plowing that street so that we
14 don't have it much harder than it already is
15 to get the snow dug out. Increasing parking
16 spaces, because I don't believe that there
17 are enough in this development. And allowing
18 -- and this is the original owner, allowing
19 us to continue to use the parking lot between
20 those two office buildings when there is snow
21 or overnight. Parking is very tight,
22 Somerville is right up the street. I found

1 the last parking space on the other side of
2 the street at 11:30 this morning for street
3 cleaning tomorrow.

4 Jackhammers could be asked to start
5 after nine on weekdays and not at seven a.m.
6 Let's see, Zip cars. Why is a Zip car going
7 to be inside a building when it could be
8 outside and maybe accessible by the
9 neighbors? These are small things but they
10 make a lot of difference.

11 Now, in terms of the demolition and
12 construction, one of the things that is of
13 great concern is the pollution, because
14 Tannery Brook perhaps the source of the plume
15 but there used to be a large dry cleaning
16 establishment that had underground tanks,
17 those tanks are been leaking. The EPA has
18 been taking soil samples. This is a serious
19 thing. It's more than just you might run
20 into something that you find in most
21 construction. I think there needs to be a
22 plan for that ahead of time.

1 In terms of the building at 2417 Mass.
2 Ave, I understand they're going to have to
3 improve if there's structural engineering
4 damage, they're going to have to get all
5 sorts of expensive stuff done beforehand and
6 then again afterward. I think that if there
7 is under structural damage, that the
8 developers should pay for those, you know,
9 studies that will have to be done.

10 I also wonder about the -- I haven't
11 heard one word about handicapped units. There
12 should be handicapped units in this building.
13 There should be suitable parking for those
14 handicapped units, and I would like to hear
15 about that.

16 Those are the things that I have to say
17 at this point. There are many others, but we
18 have really not had time to understand this
19 in-depth.

20 PAMELA WINTERS: Thank you.

21 WILLIAM TIBBS: Thank you.

22 Martha is the last person who has

1 signed up on the sign-up sheet. Is there any
2 other folks that would like to speak? Go
3 ahead.

4 NINA SCHWARZCHILD: Good evening.
5 I'm Nina Schwarzchild,
6 S-c-h-w-a-r-z-c-h-i-l-d at 28 Camp Street
7 around the corner and a direct abutter, a
8 legal abutter of the property.

9 In broad brush strokes I view the
10 proposal favorably. I'm interested in seeing
11 a redevelopment of the site for residential
12 uses, but I do have a number of concerns
13 which I don't believe have been fully
14 addressed and need further consideration.
15 And I also am very concerned for the Mass.
16 Ave. abutter who has spoken and has a number
17 of concerns that I think very much need to be
18 responded to. And in particular I do have a
19 question about the setback that's been
20 proposed to that neighbor, which it's been
21 suggested that that deserves a side yard
22 setback. And I wonder whether instead that

1 would be more appropriately considered to be
2 -- if we could have the site plan, a rear
3 yard setback which would give them more
4 space. There's -- the only rear yard setback
5 that's been proposed is quite minimal. And
6 if there's any place that deserves a rear
7 yard, it would be to the rear yard of the
8 abutter.

9 I'd also like to explore the
10 possibility of changing the access to the
11 parking so that either entry and exit or one
12 of those would be through the easement on
13 Mass. Ave. to share some of the burden of the
14 parking rather than -- of the access to the
15 site rather than having it all go down one
16 side street. I would advocate, and the
17 developer has expressed some possible
18 interest of street trees on Fair Oaks.
19 There's some discussion about whether that
20 would be desirable or not. But I would be a
21 strong advocate for that.

22 And then I would also just ask the

1 question that was mentioned about condoing
2 the property, why is that -- why is it
3 supposed to be condos rather than subdivided?
4 And is there something that's related to that
5 that we should understand better?

6 Thank you very much.

7 WILLIAM TIBBS: Thank you.

8 Go ahead.

9 KEVIN YEARWOOD: My name is Kevin
10 Yearwood, Y-e-a-r-w-o-o-d. I live at 15
11 Cameron Avenue. I am the abutter on the
12 other side of Cameron Ave. on the other side
13 of Fair Oaks Street. And I have to admit
14 that this is the first time I've heard of the
15 proposal because I wasn't able to attend the
16 other meetings. I was with my son. But
17 given what I've heard this evening, I have to
18 say that I'm opposed to it. Trolley Square
19 was put up. I lost all the view looking out
20 to Mass. Ave. Lost the sunlight. If this
21 goes up, there's not going to be any sunlight
22 and no view whatsoever. Given the amount of

1 construction and -- the demolition and the
2 construction, I'm going to be very, very
3 concerned about where the construction crews
4 are going to be parking their cars. So
5 getting out -- I do have legal off street
6 parking, but getting out of that yard
7 especially in the wintertime, the issue of
8 street cleaning, of having to be on one side
9 or the other I think is going to be a
10 concern. It's a concern now with people
11 coming to visit in Trolley Square. We see
12 people coming in their cars, going to Joe's
13 Sent Me in the evening, parking. We've had a
14 lot of development in the area, and I don't
15 know how we can accommodate any more
16 residential development even in this economy.

17 Thank you.

18 WILLIAM TIBBS: Thank you.

19 Go ahead.

20 CHARLIE MARQUAN: Charlie Marquan,
21 M-a-r-q-u-a-n. Roger Street, East Cambridge.

22 First is a math -- quick math thing.

1 They mentioned that 33 market rate for
2 affordable, that's 10.8 percent. I thought
3 we were shooting for 15. So, I don't know if
4 that's -- my math is off somewhere but that's
5 what I came up with.

6 The other thing is this whole area was
7 brought up and developed and worked through
8 with the prior owners on a master plan as
9 they've mentioned and them having to come
10 back as well, that they worked closely to get
11 a variance to cover the entire section,
12 including the retail and what is now proposed
13 to be residential. It sounds a little bit
14 like they're doing a bait and switch. That
15 now he got his variance to do office in
16 residential on the premise, but they would
17 put retail where the residential would be.
18 Now they're going to get residential.
19 Without taking those two parcels together,
20 I'm afraid we might be missing something.
21 And is there something with a condoi zati on as
22 opposed to subdivisi on that gives them the

1 ability to do this quicker? That maybe a
2 little more time to study on behalf of the
3 Board, on behalf of the neighbors -- I heard
4 just about everybody come up and say that a
5 little bit of time might go a long way
6 towards helping them feel better. I think
7 that they have pretty much earned that time
8 over the time they worked with the prior
9 developer, current owner, and working with
10 the present developers to come up with a
11 project that will work with everybody rather
12 than one that seems just on the face of it to
13 be a little bit rushed, and I don't think we
14 need to rush something today.

15 PAMELA WINTERS: Thank you.

16 WILLIAM TIBBS: Thank you.

17 Is there anyone else? Go ahead.

18 MICHAEL BRANDON: I'm Michael
19 Brandon, B-r-a-n-d-o-n. I live at No. 27
20 Seven Pines Avenue and that's a two-family
21 that I also own that is directly opposite the
22 proposed garage entrance and the exit looking

1 down Camp Street. That's what I face. So
2 that is a personal concern that I have and
3 would associate with the comments of my
4 neighbor Nina who spoke about the concern of
5 all the traffic from the project coming in
6 and out there and the impact that's going to
7 have. Also, on the availability of on street
8 parking on those adjacent side streets for
9 what is basically a Mass. Ave. project. I'm
10 also the clerk for the North Cambridge
11 Stabilization Committee. Our Chairman
12 couldn't be here tonight he had succumb to
13 the heat. But I've been acting in that
14 capacity as the acting chair of the Codacam
15 Neighbor's Committee, which was a committee
16 of neighbors, mostly abutters of people
17 directly across the streets that have been
18 working for several years since Codacam
19 purchased the properties from -- that had
20 been the Rounder Record complex which are --
21 is -- I'll pass this around to the Board. I
22 did send copies just today of the existing

1 variance of the plans that were approved in
2 conjuncti on wi th di scussi ons wi th the
3 nei ghbors and then approved wi th condi ti ons
4 by the Zoni ng Board. And as Mr. Marquan
5 noted, there was a lot of interacti on that
6 went i nto what was basi cal ly a compromi sed
7 scheme that i ncl uded and was a l arge part of
8 the reason peopl e embraced the use of the
9 Cameron Ave. properti es whi ch were zoned Res
10 B for expandi ng offi ce use and associ ated
11 parki ng use, was that the devel oper i ndi cated
12 he woul d retai n the existi ng one-and-a-hal f
13 story bui l di ng and rehab that for use as
14 offi ces on a Mezzani ne l evel and ni cel y
15 desi gned retail secti on. So, the concern i s
16 about thi s i n effect bai t and swi tch. Thi s
17 i s a fi rst we've heard toni ght of a
18 condomini um. We were told i ni ti al ly told
19 that the properti had al ready been sold.
20 I' ll j ust pass thi s around for the Board to
21 take a l ook at. There' s a black and whi te
22 versi on that was not i n your packets that i s

1 available now, as is the variance.

2 I'll just hit some points because I
3 know you've been here all night.

4 PAMELA WINTERS: It has to be quick,
5 Michael, okay?

6 MICHAEL BRANDON: Okay.

7 The Special Permit application was
8 incomplete when it was submitted and it still
9 is. I refer you to Mr. Phares's letter about
10 that. There's material that supposed to be
11 before you such as mechanical designs,
12 descriptions of impacts, descriptions of
13 urban -- there's no way it should be here.
14 It's moving too quickly. We had two
15 meetings. We've been trying to work, but the
16 plan keeps changing.

17 PAMELA WINTERS: Is that it?

18 MICHAEL BRANDON: I would ask that
19 you keep the public hearing open at least for
20 that reason, both for oral and written
21 comments. There's a lot more I would say. I
22 believe some of the setbacks do not conform.

1 I'll leave it at that tonight.

2 PAMELA WINTERS: Thank you.

3 WILLIAM TIBBS: Thank you.

4 Is there anyone else who would like to
5 speak?

6 CHARLES TEAGUE: My name is Charles
7 Teague, T-e-a-g-u-e. I'm at 18 Edmunds
8 Street, that's across Mass. Ave. And I just
9 wanted to comment, over the past three years
10 I think my count was 95 units came on-line in
11 the neighborhood. It's Trolley Square. It's
12 across -- directly across the street from
13 this on -- again, on the Linear Park and then
14 the Just-A-Start project. 95 units, and I
15 think it's 105 parking spaces. What it's
16 resulted on on Edmunds is not being able to
17 get home. Not being able to park on your own
18 street anymore because the condo people just
19 drive over there and they park on your
20 street. And now my elderly neighbor just got
21 a ticket because she parked illegally because
22 she just can't walk that far anymore. So,

1 you know, this -- I understand it's the city,
2 it's the zoning. You guys control how many
3 parking spaces in this project. If you guys
4 keep it too small. So it's up to you, you
5 should put more parking.

6 WILLIAM TIBBS: Thank you.

7 Anyone else? Yes, go ahead.

8 MARTHA FITZPATRICK: My name is
9 Martha Fitzpatrick, F-i-t-z-p-a-t-r-i-c-k and
10 I live at 17 Fair Oaks Street. So directly
11 across the street. We are in favor of
12 development of the property in some way that
13 will enhance the neighborhood. We're very
14 concerned about the density. There are two
15 houses on Fair Oaks Street and four permit
16 parking spaces. So a 37-unit and what we
17 believe is not adequate parking, and that's a
18 lot of new households in the neighborhood and
19 a lot of pressure on a street that now has
20 two houses on it and small kids playing in
21 the street. And we feel that it's very
22 overwhelming. Loss of privacy. The roof

1 decks -- we can now see over the warehouse to
2 Mass. Ave. Now we won't be able to see that.
3 We'll have people looking down on us from the
4 roof. So we're very much concerned with the
5 scale of it and the impact on it anyway.

6 Thank you.

7 WILLIAM TIBBS: Thank you.

8 Anyone else?

9 (No response.)

10 WILLIAM TIBBS: All right. I guess
11 at this point in time we typically would
12 close the hearing to verbal comment even
13 though we leave it open to written comment.
14 And I guess I ask the Board what's their
15 pleasure? I don't see -- would somebody like
16 to say something?

17 CHARLES STUDEN: Go ahead, Tom.

18 THOMAS ANNINGER: Well, we could see
19 how the comments go and make that -- postpone
20 that decision for 10 or 15 minutes to just to
21 see what the general sense of this project
22 is. Or we could treat this project the way

1 we treat just about every other project and
2 close the hearing which is what I think we
3 would normally do now that we've had a public
4 hearing. I don't see offhand a reason why
5 this ought to be treated differently.

6 CHARLES STUDEN: I would tend to
7 support that. I think we've heard public
8 testimony tonight. It would still be open
9 for written comment if we did close it. So
10 there would be an opportunity for people to
11 provide additional comment. But I think we
12 should handle this as we do other permits
13 typically.

14 H. THEODORE COHEN: I would concur
15 on that. I think we've heard the necessary
16 public input subject to written.

17 WILLIAM TIBBS: Okay. Sounds like
18 then that the Board would -- as I said, we'll
19 close the hearing for verbal comment. But
20 until we make our decision it's open for
21 written comment and you can continue to do
22 that.

1 Comments or questions from the Board?

2 BETH RUBENSTEIN: You're going to
3 ask me about the time and I'm going to be
4 ready. We know each other so well.

5 It looks like the Board will have until
6 early November to make the decision, November
7 2nd it looks like.

8 WILLIAM TIBBS: So, Charles.

9 CHARLES STUDEN: I did have a
10 question, or actually two that are related to
11 the whole issue of the parking I think. One
12 was raised by Robin, and if you could clarify
13 this for me, please, she claimed that the
14 parking spaces in the garage would be charged
15 separately. That if you buy an apartment,
16 that you have to pay for the parking space.
17 I was just wondering whether that was true or
18 not because I think that does raise some
19 issues about impact on the streets if you
20 don't buy a space, you might opt to do that,
21 and then decide you're just going to park on
22 the street instead. So if you could talk

1 about that. And then the other question had
2 to do with Zip cars. I'm assuming that the
3 garage is not secure and that a resident of
4 the neighborhood could use that Zip car by
5 simply walking into the garage or is that not
6 true? In other words, how would they use it
7 if it were in a secure garage?

8 PAUL OGNI BENE: I think there might
9 be a misunderstanding for the charging for
10 parking. I'm not recollecting that that came
11 up, it maybe did and was either misunderstood
12 by me or someone else. But our intention is
13 that every unit in the building is at the
14 tethered to a parking space, and that comes
15 along with the sale of the condominium. So
16 there would be no extra charge. Maybe one
17 thing that we did say was perhaps those four
18 guest spots might have a -- you know, a
19 nominal charge to control supply and demand a
20 little bit for the residents. But no charge
21 in general for the bulk of the spots.

22 And then in terms of your other

1 question about the Zip car, one is of course
2 we have to explore with Zip car their
3 interest in even putting a spot in the
4 building. Sometimes they like to put them in
5 municipal lots as opposed to private lots.
6 We would certainly welcome it if they would
7 be interested. I think it's a nice amenity
8 for not only the residents but for the
9 community in general. And we would put it in
10 wherever they would accept. I suppose
11 whether it's inside or outside the garage,
12 we'd have to work out those logistics. But
13 I'm sure we can provide a garage clicker or
14 access point or code for Zip car members.
15 Some way to get them access to the garage if
16 they so were inclined.

17 CHARLES STUDEN: So the garage will
18 be secure. It will need some kind of a code
19 to get into it?

20 PAUL OGNI BENE: Yes. The garage in
21 general needs to be secured for the safety of
22 the folks living there. That is in general

1 why Zip car tends not to want to put cars --
2 their cars in private parking garages. You
3 find them outdoors in municipal public access
4 spaces. But if there's a way, we would love
5 to be able to manage it, and with some
6 creative logistics it might just happen.

7 FEMALE AUDIENCE MEMBER: Excuse me,
8 can I give you their report that refers to
9 the charges?

10 CHARLES STUDEN: Do we have the copy
11 of this?

12 FEMALE AUDIENCE MEMBER: Yes, that's
13 what's being handed out. And it's right here
14 (indicating).

15 LES BARBER: Charles, to be clear,
16 that Inspectional Services will not issue an
17 occupancy permit for a condominium unless
18 there's deeded parking space. They cannot
19 get out of the parking requirement.

20 CHARLES STUDEN: Okay.

21 WILLIAM TIBBS: Other questions,
22 comments? You're not done, Charles?

1 CHARLES STUDEN: I just had one
2 other thing here.

3 WILLIAM TIBBS: Go ahead.

4 CHARLES STUDEN: This whole issue of
5 a condo -- condominium versus subdivision.
6 I'm wondering who would be the appropriate
7 person to explain that to us on the Board,
8 because it might be significant and I just
9 don't know enough about it? Why did you
10 choose condominium versus subdivision? And
11 what would be the difference if you had
12 chosen to do the subdivision?

13 WILLIAM TIBBS: And I have a related
14 question, has this condominium transaction
15 occurred or I guess it's something that will
16 be happening in the future?

17 PAUL OGNI BENE: Very well. As you
18 know for the public's general knowledge, the
19 two ways to separate the parcel would be
20 either through a subdivision variance or
21 through a condominium process. We generally
22 have chosen not to go down the variance path

1 unless it's necessary. Our position is if we
2 don't need relief, maybe don't ask for it.
3 It's an easier path of least resistance I
4 think. So that's why we chose the
5 condominium path. The condominium has not
6 happened yet. In fact, as noted in the
7 application, we are not even the owners of
8 the property yet. That's why the owner's
9 certification has been issued by Codacam to
10 allow us to be here tonight, but we intend to
11 acquire the property eventually and then of
12 course we'll be the owners. And at that
13 point as part of that purchase and sale
14 transaction, we would be closing the
15 condominium documents accordingly. May I
16 just add that it's our understanding that
17 actually by being a condominium, although it
18 has some benefits for perhaps expediency,
19 there's no approval process required. It's
20 just a matter of legal documentation. It
21 does have its drawbacks. And one is of
22 course that we need to essentially give some

1 of the land, if you will, in calculation back
2 to the existing parcels where the retail is
3 because they are overbuilt as they are
4 currently. And so essentially our building
5 has to be a little bit under built. So at
6 the end of the day the whole parcel conforms
7 with zoning. So we gain a little through
8 process, but we lose a little through loss of
9 FAR.

10 WILLIAM TIBBS: You done, Charles?

11 CHARLES STUDEN: Actually maybe it's
12 just the hour, but I'm scratching my head
13 here on this because -- so there will be two
14 condominiums. Yours is a condominiums and
15 theirs is a condominium, they're part of a of
16 single association?

17 PAUL OGNI BENE: That's right.

18 CHARLES STUDEN: Okay.

19 PAUL OGNI BENE: Condominium A would
20 be the 37 units which would be sub-
21 condominiums.

22 CHARLES STUDEN: Okay.

1 PAUL OGNI BENE: And then Condominium
2 B would be sub-condominiums, meaning the two
3 office buildings and the parking. They would
4 share between them common area and common
5 management. So for example, when it comes
6 time to snowplow, we would have as a group
7 Condominium A and Condominium B, we would
8 perhaps agree to send one snow plower to take
9 care of the entire property. It's really not
10 too complicated, although it sounds like at
11 first. In terms of operations, we have this
12 situation in another building we own right
13 now. It's two buildings, two separate
14 condominiums, but one common ownership.

15 CHARLES STUDEN: Other than the fact
16 that the -- the intent or the purpose of the
17 one condominium, the residential one is so
18 distinctly different from the other, which is
19 a business and office, and I can see the
20 potential for some rather difficult
21 discussions at certain points about spending
22 money on certain aspects that support the

1 associati on, and so how you woul d manage i t
2 all? I don' t know. You sai d i t sounds
3 complicated, but i t really i sn' t. But I
4 don' t know, I' m not so sure.

5 PAUL OGNI BENE: Well , you know, and
6 lucki ly we' ve done i t before so we' re
7 fami liar wi th the process. But really i t
8 comes down to j ust careful drafti ng between
9 the parti es. Just as a good, tangi bl e
10 exampl e, sometimes rooftops are consi dered
11 common area and, therefore, i f the rooftop on
12 one of the offi ce bui ldi ngs spr i ngs a l eak,
13 the Condomi ni um A, the resi denti al
14 condomi ni um, certai nly i sn' t goi ng to want to
15 pay for thei r rooftop and vice versa. So i f
16 the condomi ni um documents and management
17 agreement aren' t careful ly worded and thought
18 through, there coul d be confl icts wi thi n the
19 associati on. So that' s why we careful ly
20 thi nk them through and use l ots of good
21 precedent and documents that are al ready out
22 there and thought those i ssues through.

1 CHARLES STUDEN: And you don't think
2 it will make some of the condominiums, the
3 residential ones more difficult? Because I
4 think it might, because if I were a buyer and
5 saw this relationship it would be hard to --
6 I don't know, I might have some resistance to
7 it because it's so complicated.

8 H. THEODORE COHEN: Charles, can I
9 jump in?

10 CHARLES STUDEN: Oh, sure,
11 absolutely.

12 H. THEODORE COHEN: I'm real estate
13 lawyer.

14 CHARLES STUDEN: Oh, okay.

15 H. THEODORE COHEN: It really is not
16 that unusual a circumstance. Places do
17 condominiums that have residential components
18 and commercial components all the time. I'll
19 remind you that Lesley College and the
20 Divinity School condominiumized their
21 property so that they could split who was
22 controlling which buildings. I think for

1 purpose of this hearing it's something of a
2 red herring that I really don't think we need
3 to pursue it all by far. It's just a
4 question of ownership and how they work out
5 the ownership, and it's really mostly
6 drafting. And I am not familiar enough with
7 North Point but I wouldn't be surprised if
8 there isn't an overriding condominium aspect
9 to the project with separate buildings being
10 separate units or separate condominiums
11 within it.

12 CHARLES STUDEN: I'm relieved that
13 you're feeling comfortable with it.

14 H. THEODORE COHEN: Yes. I don't
15 see it as being problematic.

16 WILLIAM TIBBS: I just have a
17 question that has not occurred yet, an issue
18 relative to the fact that they have already
19 been and coming to us. To me it seems a
20 little odd. It seems if I made a condo -- if
21 I had a three-family and was thinking about
22 making a condo and one of the units came and

1 said they wanted to get a permit to do
2 something, it seems odd to me, but I'm not a
3 lawyer so I don't know. And no offense.

4 H. THEODORE COHEN: As they are not
5 the owners of the property and I think we get
6 a lot of applicants who don't yet own the
7 property because they're doing their due
8 diligence to see if they can get the
9 permitting in place first. And I would
10 imagine that would be likely what's happening
11 here.

12 WILLIAM TIBBS: And anything we do
13 would be obviously contingent upon that
14 occurring?

15 H. THEODORE COHEN: Sure.

16 WILLIAM TIBBS: Tom.

17 THOMAS ANNINGER: Yes, a few
18 comments. On parking, my understanding when
19 I read the documents at first I thought this
20 was rental units. This has always been
21 ownership units?

22 PAUL OGNI BENE: Yes.

1 THOMAS ANNINGER: Not use the word
2 condomini um for a moment.

3 PAUL OGNI BENE: Correct, for sale
4 uni ts.

5 THOMAS ANNINGER: And therefore my
6 understandi ng i s exactl y what Les and sai d,
7 you have to have a uni t tied to it and
8 there' s no abi lity to separate or subdi vi de
9 the two and sel l the uni t and the parki ng
10 space separatel y. We agree on that?

11 PAUL OGNI BENE: Yes. That' s our
12 understandi ng of the ordi nance as wel l .

13 THOMAS ANNINGER: That' s very
14 i mportant.

15 PAUL OGNI BENE: Now, I shoul d be
16 clear so there' s no mi sunderstandi ng. There
17 i s a potenti al of course to rent unsold
18 condomini ums. But neverthel ess, they too
19 woul d be packaged together wi th a parki ng
20 space.

21 THOMAS ANNINGER: That' s ri ght.
22 That' s fi ne. Okay.

1 Just a quick comment on the condo
2 issue, by condo I mean as partnership, I
3 think there's quite a distinction between
4 this partnership and the partnership between
5 Lesley and the Episcopal ian Di vi ni ty school .
6 They are like-minded with similar purposes
7 and have little likelihood of conflict.
8 Here, I do see this as potentially
9 problematic. You're absolutely right that it
10 will come down to how you write the
11 documents. But I won't deny that I see some
12 anxiety, legitimate, in this relationship
13 between two people who may well not be the
14 best of partners over the long run. And how
15 do you know who your next partner will be
16 when they sell and whether you will find them
17 as compatible as this one is even if they
18 are? It is too bad. I ballonne the fact
19 that you are afraid of going to the Zoning
20 Board to get a subdivision because it is far
21 and away the better solution. And I think
22 all you're saying really is, that you're

1 afraid that everybody here is going to come
2 out and give you a hard time so that you'll
3 never get through that process and end up
4 either where you started or even worse. It's
5 too bad. And perhaps something could be
6 negotiated where that wouldn't happen, but
7 that's a very hard thing to do. I understand
8 that because you can't control everybody.
9 But I think it would be a better solution.

10 PAUL OGNI BENE: And I appreciate
11 your comments. I think that you're right
12 that there needs to be a lot of time and
13 energy spent on the legal documents to make
14 sure we get it right and that it lives on
15 beyond the current owners. Because actually
16 there will be different owners even than we
17 after we sell all the condominiums.

18 THOMAS ANNINGER: That's right.

19 PAUL OGNI BENE: So, that is a matter
20 of careful drafting. But perhaps, and we're
21 certainly willing to explore it, Codacam
22 needs to go back for a revisit to the BZA

1 anyhow. We can certainly ask if they would
2 consider perhaps based on the Planning
3 Board's suggestion, if that's a fair way to
4 characterize it, that we look at a
5 subdivision variance instead of the
6 condominium process. And of course if it
7 doesn't go through, we can always fall back
8 on the condominium plan.

9 THOMAS ANNINGER: I would like us to
10 consider that as we go through this.

11 The other comment I wanted to make is
12 just a general sense about this project.
13 I'll give you my view. I think that what
14 you've shown us is a project that is a big
15 plus for the neighborhood. I think it's
16 actually courageous what you're doing. I
17 think you're going into a neighborhood that's
18 mixed residential, small industrial. My body
19 shop is right around the corner.
20 Unfortunately I've been there. And you're
21 going into a neighborhood and playing a role
22 in transforming it, and I think for the

1 better. I think you actually make that
2 little triangular park -- you give it sense
3 that it does not now have by taking away the
4 warehouse building, the Rounder building, and
5 putting it in a residential framework that I
6 think is exactly what's needed at the end of
7 that Linear Park. So I think from just about
8 from every perspective I see it as a plus. I
9 can see why it's a big change for the
10 abutters. But I want to speak to that.

11 1227 spoke about privacy, spoke about
12 the back lot, spoke about big change, and
13 they're absolutely right. They now have, and
14 the pictures show that, 20-foot, if not
15 25-foot walls, and they're enormous. Brick
16 walls that are really the walls of that
17 Rounder warehouse building. That cannot be a
18 permanent situation. I mean, it seems to me
19 entirely unrealistic for 1227 to hope and to
20 think that those huge brick walls which are
21 protecting them in their privacy serve any
22 purpose over the long run. They also project

1 enormous shadows. So I don't see how one can
2 possibly talk about shadows getting worse
3 with those huge walls. It seems to me it's a
4 big plus to have those walls taken down and
5 to have some setbacks and some greenery. The
6 solution ought to be a landscaping one using
7 fencing which could be higher than six feet,
8 maybe eight, nine, even ten. Hornbeam trees
9 that go up 12, 14 feet. All that is very
10 doable. You've got room for it. It won't be
11 20 feet like it is now, but it seems to me
12 that you've got great potential for
13 protecting their privacy and that ought to be
14 something you should be able to negotiate
15 with them. It speaking only to the ground
16 level it doesn't speak up higher, which is a
17 separate concern. I think it's one that over
18 the long run somebody has to get used to the
19 idea that there will be change here if we
20 ever get rid of that warehouse. And I think
21 it's unrealistic not to expect some changes
22 in your neighborhood. Therefore, I think the

1 concerns of 1227 they need to be addressed,
2 but I think they need to be realistic. And
3 up until now, the letters that we've
4 received, and even some of the comments, I
5 don't think have been grounded in telling us
6 something that we can really do much about
7 without -- at the same time bringing down
8 what I see as a very positive project.

9 WILLIAM TIBBS: Any other comments
10 or questions?

11 Hugh.

12 HUGH RUSSELL: Maybe 25 years ago I
13 was sitting on the Zoning Board and there was
14 a case for this building. And I had been
15 trying to remember what it was. It's kind of
16 irrelevant to this, but it was some kind of
17 use of the building which was incredibly
18 disruptive to the neighborhood that involved
19 lots of trucks. I'm sure the neighbors would
20 be able to tell me that --

21 FEMALE AUDIENCE MEMBER: It was a
22 food warehouse.

1 MALE AUDIENCE MEMBER: There was a
2 lot of things before that.

3 HUGH RUSSELL: Right. And I don't
4 know whether we helped or not on the Zoning
5 Board. So I have some sort of scattered
6 comments. I would like some clarification as
7 to how the exit from the stair that's closest
8 to Cameron Avenue is obtained? I don't see
9 any exit from that stair. I just -- you can
10 -- when you come back you can answer this
11 question. I don't need to know it today. I
12 feel quite confident that you don't have an
13 exit for that stair at the moment and it's
14 not very difficult to do.

15 The entrance coming off the Linear Park
16 which you don't own and apparently the city
17 doesn't own, and I was -- when I went up to
18 look at the project yesterday, I sat on the
19 bench that you're going to have to remove to
20 get into your building, and behind me was a
21 very nice granite curbing that's going to
22 have to get modified. And so, I think we

1 need a little bit more thought about what is
2 involved, particularly because you don't
3 control it. And I would like to see somewhat
4 edification as to who does control it and
5 that they would be willing to work with you
6 to come up with the use that you propose. I
7 mean, there are -- they might say no, we
8 won't do it. And then where would you be?
9 And where would we be? So I think you have
10 to address -- got to start addressing that
11 issue. There's a problem with this little
12 park if you're a bicyclist. Which is if
13 you're coming from say Russell Field and
14 trying to go down to Linear Park, trying to
15 get across this little piece of dirt is
16 really annoying. And actually one of the
17 pieces that makes it work is the five foot
18 wide brick sidewalk that you're proposed to
19 remove. And the curb cut from that for that
20 little parking area on Cameron Avenue, that
21 allows you to basically -- you can get across
22 Mass. Avenue. I think go up the driveway

1 curb cut for 2429 coming off -- it's very
2 awkward. And I'm surprised that bicycle
3 people didn't comment on this problem. I
4 would like to have you in your discussions
5 with the use of that, discuss this issue. I
6 -- obviously it was done very deliberately
7 when it was built to make it very hard for
8 bicyclists, but I think maybe that needs to
9 be rethought.

10 And then I'd like to make an
11 architectural comment which is I actually
12 think the proposed architecture of this
13 building is really very nice. And in
14 particular it does something that some people
15 sort of sometimes try to do and rarely are
16 successful at it. And I think this project
17 does it, which is to give the appearance of
18 multiple structures that are attached to each
19 other rather than as a single unified
20 project. And the use of somewhat different
21 materials and the somewhat different planes
22 and balconies are all very effective here in

1 worki ng. I t' s not a hi stori cal tradi ti onal
2 styl e, but frankl y the hi stori cal styl es of
3 the bui ldi ngs that are around you, and in
4 parti cul ar at 2429 are prett y weak exampl es.
5 2429 is not a Victori an bui ldi ng. I t' s a
6 modern bui ldi ng wi th some geocodes on it
7 frankl y. You may l ove it as your home, but
8 i t' s not goi ng to wi n any archi tectural
9 awards. I thi nk thi s proposed bui ldi ng, by
10 addressi ng the i ssues of scal e and materi al
11 in a way that is contempori ary is doi ng
12 somethi ng that is very fi ne. I thi nk there
13 are other approaches. Cl earl y, other peopl e
14 have taken other approaches around and i t' s a
15 ci ty where we have room for di fferent ways of
16 accompl i shi ng the same ki nds of goal s. So I
17 appl aud your -- I thi nk your pl ans -- I' ll
18 say are very i ngeni ous in terms of deal i ng
19 wi th a very unusu al si te and tryi ng to
20 maxi mi ze the external appearance as wel l as
21 the interi or l ayout of the bui ldi ng. So I
22 want to -- I j ust wanted to say that. Those

1 are my comments.

2 WILLIAM TIBBS: Anyone else?

3 Charles?

4 I guess I have a couple of questions.

5 Are you familiar with whether you -- and how
6 are you dealing with the environmental issues
7 the plume and stuff that people have
8 commented on?

9 PAUL OGNI BENE: Yes, we are very
10 familiar with the issue.

11 PAMELA WINTERS: Can you explain
12 what a plume is also? I have no idea.

13 PAUL OGNI BENE: Sure. So, the issue
14 is that there's some environmental
15 contamination that occurred sometime ago from
16 somewhere upstream. It's flowing through an
17 underwater -- excuse me, an underground
18 waterway if you will. Something like a
19 stream that's just going underground, and it
20 kind of passes right by almost down the same
21 path as the Linear bike path. Just sort of
22 passes right by and continues to move up.

1 It's been extremely well documented which is
2 the good news for us. In fact, so well
3 documented that I think everyone had the same
4 idea, that everyone has hired the same
5 environmental engineer to look at it. So we
6 did, too. And probably 15 buildings in the
7 area have hired the same group. So, we've
8 obviously done a Phase I study. We revamped
9 the initial Phase I that was done by the
10 current owner of the property several years
11 ago when he purchased it. And we were hoping
12 he was going to be able to be here tonight in
13 case any questions came up. He could speak
14 to it much better than anyone. But I think
15 the bottom line is that because as potential
16 owners, we are -- we have the potential
17 liability of anything that goes wrong on the
18 property. We examine these issues very
19 closely such the reason for a Phase I study.
20 And if there were any reason for further
21 examination at the Phase I studies that there
22 are some issues here that you need to explore

1 further, then we would go to a Phase II study
2 for example. And we work in projects where
3 we're even in Phase IV which you rarely hear
4 of, we're actually doing remediation. So,
5 we're quite familiar with environmental
6 issues and how to deal with them. This
7 project would be once it's approved, we would
8 move naturally into the working drawings
9 phase. And as we move into working drawings
10 then we really get into the details about how
11 the foundation is dug, where it's going,
12 what's underneath it. The one thing that is
13 quite nice about the design we have is that
14 parking is underground. When you ventilate
15 an underground area, it's quite convenient to
16 vent it into a parking garage. You're not
17 allowed to vent it naturally into habitable
18 space, but you can vent it into a garage
19 which already has noxious fumes and other
20 carbon monoxide issues that are vented out
21 through fans and other systems. So, just to
22 conclude we're quite confident. We're very

1 much aware of it, and we are certain that we
2 can operate with it.

3 WILLIAM TIBBS: What about the
4 groundwater which I'm not quite sure what the
5 areas are, but I know North Cambridge has
6 traditionally had groundwater issues in
7 general.

8 PAUL OGNI BENE: In terms of
9 contamination?

10 WILLIAM TIBBS: No. Just drainage
11 and quantities of it and water in the
12 basements and stuff like that.

13 PAUL OGNI BENE: It's the same issue
14 there. We're actually working on a building
15 right now where the construction of the
16 foundation slab actually was in the water
17 table. So naturally worst environment you
18 can have, you're creating water flow. So
19 there are construction methods to deal with
20 it. There's various storage and containment
21 ways to do it. So, we're, again, very much
22 on top of that issue and we'll deal with it

1 in the construction litigation planning
2 process.

3 WILLIAM TIBBS: Okay. One of the --
4 I'm sorry. I don't remember which -- who it
5 was, but one of the presenters or the people
6 who made comments, commented on the
7 affordable versus market rate percentage and
8 cost and I think that's something that you
9 can clarify that this is a correct.

10 BETH RUBENSTEIN: Tonight.

11 WILLIAM TIBBS: We don't need to do
12 it tonight. But that's something that in the
13 past that that calculation is not as obvious
14 as it seems.

15 BETH RUBENSTEIN: Once you figure in
16 the bonus units that the developer is
17 entitled to get, it goes lower.

18 WILLIAM TIBBS: It goes lower. And
19 so I know that's always been an issue in the
20 past, too. So I wanted to clarify that for
21 -- the percentage is okay, but it doesn't if
22 you equate to the simple 15 percent. And I

1 guess my comment is more in terms of the
2 context. And I guess I -- I feel
3 uncomfortable that a big piece of the context
4 is your owner or joint owner or potential
5 condominium sharer, however you want to do
6 it, which isn't shown here, to me, you know,
7 with the fact that we're focusing on this
8 property, what you're doing with the
9 residents, which is good because we want to
10 see that. I mean you show it there. But in
11 terms of I'd like to see the overall design,
12 the broader context. Typically I like to see
13 that even when you don't own the property.
14 But the fact that your landscape plans and
15 your plans kind of only focus on your piece
16 of the pie there, I'd like to see on the
17 drawing like this at least to see that other
18 stuff and seeing -- because you're in control
19 of that stuff. So I think we at least need
20 to see it whether you're doing anything there
21 that's pertinent or not is something we can
22 discuss. But, I think it's important not to

1 -- for me at least not to focus on this one
2 little parcel particularly on you -- however
3 your legal arrangements are, you really do
4 own both and it's both of them kind of
5 contribute to each other relative to the
6 affecting they have on the overall
7 neighborhood.

8 PAUL OGNI BENE: Would you like to
9 see just some photographs of the --

10 WILLIAM TIBBS: No. You showed
11 photographs. I'd like to see cars and
12 parking and sidewalks.

13 PAUL OGNI BENE: On this plan?

14 WILLIAM TIBBS: On the plan. I'd
15 like to see the context by which it's not
16 just a dead zone up there, it's property you
17 own or property that this entity will own and
18 condomi ni umi ze or whatever. So I think just
19 seeing it and putting it in something we can
20 kind of see how other buildings in the
21 neighborhood relate to it and stuff like
22 that.

1 Tom?

2 THOMAS ANNINGER: I think we're
3 coming to the point where we're going to move
4 this to another day.

5 WILLIAM TIBBS: Yes.

6 THOMAS ANNINGER: So maybe we can
7 focus on what we would like to see when we
8 come back.

9 WILLIAM TIBBS: Sure. Yes, I was
10 just doing that.

11 THOMAS ANNINGER: You were. And I'd
12 like to add to the list a little bit.

13 WILLIAM TIBBS: Sure.

14 THOMAS ANNINGER: The other side of
15 your point about showing it, is to follow up
16 what I was arguing for which is to see if
17 you're willing to subdivide this and how that
18 might play itself out if you can think that
19 through. Which I would think is the better
20 solution. I think you ought to help address
21 these 1229 questions a little bit more
22 visually so that we have a good grasp and

1 i t' s almost less for us and more for your
2 neighbors, but I think that hasn't been fully
3 ventilated or articulated. Maybe the soil
4 question is one that deserves at least a
5 passing reference. Maybe it's a serious one,
6 maybe not.

7 ROGER BOOTH: What was that, Tom?

8 THOMAS ANNINGER: The soil question.
9 And Hugh's park question is one that, I need
10 to say no more on that.

11 PAMELA WINTERS: Yes.

12 THOMAS ANNINGER: What else?

13 WILLIAM TIBBS: Any other questions?
14 Comments? Okay. I think we're done for the
15 time being. And we'll see you again.

16 PAUL OGNI BENE: Thank you very much.

17 PHIL TERZIS: Thank you.

18 BETH RUBENSTEIN: Five minute break
19 before we move on or go right ahead?

20 MALE AUDIENCE MEMBER: Excuse me.

21 When is it continued to?

22 BETH RUBENSTEIN: We're not sure.

1 We have meetings on the 8th and 22nd of
2 September. So call the department and check
3 our web site. We don't know right now.

4 MALE AUDIENCE MEMBER: That's fine
5 with me.

6 PAMELA WINTERS: What's the time
7 situation for the Conner petition.

8 BETH RUBENSTEIN: Yes. The Conner
9 petition actually needs to be taken by the
10 City Council on September 30th, and due to
11 holidays and some other things, holidays,
12 they're only meeting, the Council is meeting
13 September 14th and the 21st. So, if it were
14 possible to persevere, it would be good to
15 get comments to them after the meeting on the
16 14th. You do have your next meeting on the
17 8th. That would involve us turning around
18 your comments basically, you know, the next
19 day to get on the agenda.

20 PAMELA WINTERS: Do you know what we
21 have coming up on the 8th? Is it going to be
22 a busy night?

1 BETH RUBENSTEIN: Well, we have
2 scheduled the continued discussion of Kaya.
3 We may have a continued discussion of the
4 Putnam Ave. project. We may have a
5 continuation of this discussion. Those are
6 -- we'll have to look at the schedule and
7 talk to the various folks who have some
8 homework.

9 PAMELA WINTERS: I'm feeling as
10 though the -- down at this end of the table
11 we're kind of fading and the AC went off.
12 And I'm just wondering how my other fellow
13 members feel about it.

14 H. THEODORE COHEN: I personally
15 prefer not to do Conner this evening. I
16 think it's going to be a fairly lengthy
17 discussion and it's now 11:30, and I don't
18 think any of us would give it that much of a
19 fair shake.

20 PAMELA WINTERS: I'm wondering --
21 there's a lot of people here.

22 FEMALE AUDIENCE MEMBER: Since

1 Conner is here.

2 WILLIAM TIBBS: I'm sorry.

3 FEMALE AUDIENCE MEMBER: But I will
4 be concerned with what your decision is going
5 to be that you're -- I can see you're all
6 tired at 11:30 at night. And that will be
7 part of my comment to the City Council.

8 BETH RUBENSTEIN: Again, it's an
9 advisory opinion.

10 WILLIAM TIBBS: Yes. And because
11 it's an advisory opinion I think it's, it's
12 not as intense as if it were a Special
13 Permit.

14 BETH RUBENSTEIN: Council is able to
15 move ahead quickly. Of course, they value it
16 but they are able to move forward without
17 your opinion.

18 WILLIAM TIBBS: They value it
19 sometimes. They always value it, but don't
20 necessarily agree with it.

21 PAMELA WINTERS: I think we need to
22 apologize to the people who came out this

1 evening and waited a long time. And in fact
2 you've been here all evening.

3 BETH RUBENSTEIN: Yes.

4 PAMELA WINTERS: Yes.

5 BETH RUBENSTEIN: So I'm to
6 understand obviously you want to put Conner
7 on on the 8th. We'll try to put that earlier
8 in the evening.

9 WILLIAM TIBBS: That would be good.
10 And to make sure it happens and we look at it
11 in a fresh way.

12 I think we'll just have to do it next
13 meeting.

14 BETH RUBENSTEIN: Okay.

15 MALE AUDIENCE MEMBER: This is just
16 a question of procedure. You mentioned on
17 the Codacam presentation that you would be
18 accepting written comment. And e-mail is
19 acceptable as well?

20 WILLIAM TIBBS: Yes.

21 MALE AUDIENCE MEMBER: Thank you.

22 BETH RUBENSTEIN: Comments, it's

1 probably best to sent comments to Li za Paden
2 at the Communi ty Devel opment Department. And
3 that' s l paden@Cambri dgema. gov, and we can
4 gi ve it to you afterwards. And Li za we can
5 get it to all the Pl anni ng Board members and
6 the publ ic record, I' ll get all that
7 correspondence.

8 WILLIAM TIBBS: Do we have any BZA
9 cases?

10 (Whereupon, a di scussi on was
11 hel d off the record.)

12 LES BARBER: No BZA cases.

13 WILLIAM TIBBS: Then we are
14 adj ourned.

15 BETH RUBENSTEIN: Thank you all .

16 (Whereupon, at 11:30 p. m. , the
17 meeti ng was adj ourned.)

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C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

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