

PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
TUESDAY, APRIL 28, 2026

6:30 p.m.

Remote Meeting
Cambridge, Massachusetts

Mary T. Flynn, Vice Chair
H Theodore Cohen
Mary Lydecker
Diego Macias
Ashley Tan
Carolyn Zern
Daniel Anderson
Joy Jackson

Community Development Staff
Jeff Roberts
Swaathi Joseph
Emily Hutchings
Erik Thorkildsen



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(6:30 p.m.)

Sitting Members: Mary Flynn, H Theodore Cohen, Mary Lydecker, Diego Macias, Ashley Tan, Carolyn Zern, Dan Anderson, and Joy Jackson

MARY FLYNN: Good evening, everyone. Welcome to the April 28, 2026 meeting of the Cambridge Planning Board. My name is Mary Flynn, and I am the Chair.

Pursuant to Chapter 2 of the Acts of 2025 adopted by the Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation at meetings of the Cambridge Planning Board.

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

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

1 This meeting is being video and audio recorded and
2 is being streamed live on the City of Cambridge online
3 meeting portal and on cable television Channel 22 within
4 Cambridge.

5 There will also be a transcript of the
6 proceedings.

7 I'll start by asking Staff to take Board Member
8 attendance and verify that all members are audible.

9 Jeff?

10 JEFF ROBERTS: Thank you. This is Jeff Roberts
11 from CDD. H Theodore Cohen, are you present, and is the
12 meeting visible and audible to you?

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

14 JEFF ROBERTS: Thank you, Ted.

15 Mary Lydecker, are you present, and is the meeting
16 visible and audible to you?

17 MARY LYDECKER: Present, visible, and audible.

18 JEFF ROBERTS: Thank you, Mary.

19 Diego Macias, are you present, and is the meeting
20 visible and audible to you?

21 DIEGO MACIAS: Present, visible, and audible.

22 JEFF ROBERTS: Thank you, Diego.

1 Ashley Tan, are you present, and is the meeting
2 visible and audible to you?

3 ASHLEY TAN: Present, visible, and audible.

4 JEFF ROBERTS: Thank you, Ashley.

5 Carolyn Zern, are you present, and is the meeting
6 visible and audible to you?

7 CAROLYN ZERN: Present, visible, and audible.

8 JEFF ROBERTS: Thank you, Carolyn.

9 Associate Members, Dan Anderson, are you present,
10 and is the meeting visible and audible to you?

11 DANIEL ANDERSON: Hi, Jeff. Yes, to all the
12 above. Present, visible, and audible.

13 JEFF ROBERTS: Thank you, Dan.

14 Joy Jackson, are you present, and is the meeting
15 visible and audible to you?

16 JOY JACKSON: Present, visible, and audible.

17 JEFF ROBERTS: Thank you, Joy.

18 Tom Sieniewicz, are you present, and is the
19 meeting is visible and audible to you?

20 Tom Sieniewicz, as noted, the usual Chair, is
21 absent.

22 And, Mary Flynn, can you verify if you are

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

2 MARY FLYNN: I am present, and it is visible, and
3 audible.

4 JEFF ROBERTS: Thank you, Mary. So that means we
5 have six Planning Board Members present and two Associate
6 Members.

7 MARY FLYNN: Thank you, Jeff.

8 * * * * *

9 (6:33 p.m.)

10 Sitting Members: Mary Flynn, H Theodore Cohen, Mary
11 Lydecker, Diego Macias, Ashley Tan,
12 Carolyn Zern, Dan Anderson, and Joy
13 Jackson

14 MARY FLYNN: The first item is an Update from the
15 Community Development Department. And for that, I'm going
16 to go back to Jeff. And, Jeff, if you would also introduce
17 any other Staff who are present at the meeting.

18 JEFF ROBERTS: Thank you, Mary. I'll try to do
19 this quick. Once again, I'm Jeff Roberts, and I'm the
20 Director of Zoning and Development here in the Community
21 Development Department.

22 With me on the Zoning and Development team, we

1 have Swaathi Joseph and Emily Hutchings joining us. We also
2 have, from the Community Planning and Design Division in
3 CDD, Erik Thorkildsen on the Urban Design team.

4 We have, from the Cambridge Department of
5 Transportation, Adam Shulman joining us. We may be joined,
6 as well by Brooke McKenna, and I'll note when we get there
7 if she arrives.

8 And from the Department of Public Works, with the
9 camera off for now, is Cara Felice, Supervising Engineer.

10 So that's all the Staff Members that we have
11 present currently. I'll note again later in the meeting if
12 we we're joined by anyone else.

13 Tonight, we have two public hearing items. The
14 first one we'll be getting to very shortly. It's a planned
15 unit development special permit application, the first
16 hearing on that.

17 Later on in the evening, we'll have a public
18 hearing on kind of an unusual non-special permit hearing.
19 It's a public hearing on a proposed use in an Open Space
20 Zoning District. This is at 79 Sherman Street, the Salt
21 Shed facility for the Department of Public Works. So we'll
22 have a hearing on that.

1 If anyone's tuned in for that, you can sit tight
2 for a little while. We'll be getting to that after we
3 conclude the first hearing.

4 Just a look ahead at what's happening with the
5 Planning Board: We don't have a meeting scheduled next
6 week, May 5. We do have a meeting scheduled for May 12,
7 where we'll be discussing a residential proposal at 1740
8 Mass Ave. This will be the second Advisory Consultation
9 session for this project. We heard the first -- had the
10 first Review Session for that a little while ago.

11 This, again, is the first case that's come to the
12 Planning Board under the new Zoning, which only requires
13 Advisory Review for certain residential development.

14 And we don't have it quite scheduled yet but
15 probably later on, in the next couple weeks -- the City
16 Council just referred two zoning petitions, which are
17 amendments to the amendments that were recently adopted for
18 Massachusetts Avenue, the northern part of Mass Ave and
19 Cambridge Street.

20 These are some amendments that the City Council
21 wanted to pursue having to do with Active Use Regulations
22 and strengthening mandates for Active Use. So we'll have

1 those coming up, to be scheduled. They were just referred
2 yesterday evening.

3 There is a bunch of other things that are in the
4 hopper that is should be coming up over the coming months,
5 so we'll give more updates on that as we go.

6 And I'll turn it -- and Brooke McKenna did join
7 us, as I thought she might. So welcome, Brooke. I'll turn
8 it back over to the Chair at this point.

9 MARY FLYNN: Thank you. Do the Board members have
10 any questions on the Update?

11 Okay. Seeing none.

12 * * * * *

13 (6:36 p.m.)

14 Sitting Members: Mary Flynn, H Theodore Cohen, Mary
15 Lydecker, Diego Macias, Ashley Tan, and
16 Carolyn Zern

17 MARY FLYNN: The next item is Approval of meeting
18 minutes. The Board has received a certified transcript for
19 the meeting held on March 10 of 2026. Do Board members have
20 any questions on the transcript?

21 No? Okay.

22 Only full Board members are going to be acting on

1 this item. So may I have a motion to accept the transcript
2 as the meeting minutes?

3 H THEODORE COHEN: Ted, so moved.

4 MARY FLYNN: Thank you, Ted. Is there a second,
5 please?

6 DIEGO MACIAS: Diego, second.

7 MARY FLYNN: Thank you, Diego.

8 And, Jeff, may we have a roll call vote, please?

9 JEFF ROBERTS: Yes. On that motion, Ted Cohen?

10 H THEODORE COHEN: Yes.

11 JEFF ROBERTS: Mary Lydecker?

12 MARY LYDECKER: Yes.

13 JEFF ROBERTS: Diego Macias?

14 DIEGO MACIAS: Yes.

15 JEFF ROBERTS: Ashley Tan?

16 ASHLEY TAN: Yes.

17 JEFF ROBERTS: Carolyn Zern?

18 CAROLYN ZERN: Yes.

19 JEFF ROBERTS: And Mary Flynn?

20 MARY FLYNN: Yes.

21 [All vote YES]

22 JEFF ROBERTS: That's all six members present

1 voting in favor.

2 MARY FLYNN: Okay. Thank you.

3 * * * * *

4 (6:37 p.m.)

5 Sitting Members: Mary Flynn, H Theodore Cohen, Mary
6 Lydecker, Diego Macias, Ashley Tan,
7 Carolyn Zern, and Dan Anderson

8 MARY FLYNN: So we're going the move onto our next
9 Agenda item, which is a public hearing, as Jeff mentioned.
10 It's the first public hearing on case PB-410, a development
11 proposal for a Planned Unit Development by Healthpeak OP LLC
12 to develop multiple parcels in Alewife Quadrangle into a
13 mixed-use development including residential, retail, office
14 and lab buildings, as well as a municipal service facility
15 site, publicly beneficial open space, and a pedestrian and
16 bicycle bridge over the MBTA railroad.

17 CDD Staff will start us off tonight by providing
18 an update. And for that, I'm going to go to Emily.

19 EMILY HUTCHINGS: Thank you, Mary. Can you hear
20 me?

21 MARY FLYNN: Yes, we can.

22 EMILY HUTCHINGS: Okay. Sorry, just checking. So

1 the applicant has conducted a preapplication discussion of
2 this project with the Board in February. As this is a PUD
3 project, this is the first of two required public hearings
4 in this case.

5 This hearing is for the Board to review the
6 proposal and to make a preliminary determination on its
7 general conformance with the Zoning and Planning for the
8 area.

9 With a preliminary determination, the applicant
10 can file a Final Development Plan which will be discussed at
11 a later public hearing to grant the special permit. In the
12 preliminary determination, the Board can request additional
13 information or changes to be considered in the Final
14 Development Plan.

15 A negative determination would mean the Board does
16 not find the proposal in conformance with the Zoning or the
17 Planning for the area, and the Special Permit Application is
18 denied.

19 The PUD criteria and the objectives that were
20 created specifically for this district are included in the
21 Staff memo along with other comments on the proposal.

22 MARY FLYNN: Thank you, Emily.

1 Our presenter this evening is Anthony Galluccio
2 representing Healthpeak.

3 Attorney Galluccio, you'll have up to thirty
4 minutes for your presentation, but please be as concise as
5 possible. And if you would begin by introducing yourself
6 and your project team, please proceed.

7 ANTHONY GALLUCCIO: I will. Thank you, Mary.
8 Anthony Galluccio, Partner with Galluccio & Watson. I'm
9 joined by Co-Counsel Jim Rafferty. I'm going to turn it
10 over to Rylan and then come back.

11 And Madam Chair, I'll be happy to come back at the
12 end and help with Q&A and managing that. But I want to turn
13 it over to Rylan Squirrell, and I'll come back.

14 MARY FLYNN: Good.

15 RYLAN SQUIRRELL: Thank you, Anthony. Hey, it's
16 great to see everyone again. As Anthony mentioned, my name
17 is Rylan Squirrell, and I work on the Investments team here
18 at Healthpeak.

19 And I recently took over the day-to-day management
20 of this project from Kelvin Moses, who the community may
21 remember from the Alewife Working Group and that rezoning
22 process. He is now the CFO of Healthpeak, so he's a little

1 busy. But he is still very much so involved from a
2 strategic point of view.

3 And he and I are both very excited to be back in
4 front of you all and share our proposed Master Plan.

5 This plan is the culmination of five years of hard
6 work from hundreds of individuals, including the team on
7 this call that I will introduce in a moment, the Alewife
8 Working Group, that I mentioned before, and the various City
9 of Cambridge departments, whom we have had many meetings
10 with over the past few months, including the Cambridge
11 Development Department, Urban Design, Economic Development,
12 Forestry, Sustainability, Transportation, and DPW, just to
13 name a few. And I probably missed some as well.

14 And it was through this combined effort and the
15 dedication of all these individuals, many of which are
16 actually unnamed, and their efforts began 20 years ago with
17 the original rezoning of the Alewife Quad.

18 And it was through the dedication and efforts of
19 these individuals that we are here today, and we have
20 crafted this Master Plan to reflect the goals and desires of
21 them and the community.

22 But first, when we first acquired these parcels,

1 it was a completely different economic environment, where
2 developments made a bunch of financial sense, both life
3 science and residential development.

4 However, today, with increased interest rates,
5 inflated construction costs, reduced labor rental rates and
6 regulatory uncertainty, we were met with some very serious
7 challenges, not just for life science development, but also
8 for residential development.

9 Despite that, our early-phase intention is to make
10 residential work from a financial standpoint and deliver on
11 some of the public infrastructure that you mentioned,
12 including the DPW site to the City of Cambridge.

13 But as of right now, residential development
14 continues to be very challenging. But we're going to still
15 try to continue to see if we can work through that.

16 But despite all these challenges, we're still
17 here. We're still having this meeting. We are committed to
18 moving forward with the entitlements, as we want to
19 capitalize, as I mentioned, on all the efforts of those from
20 20 years ago, as well as the Alewife Working Group, and to
21 finally make some progress on the long-awaited and
22 potentially deliver the pedestrian and bike bridge that will

1 connect the Quad to the Cambridgepark Drive and the Red
2 Line.

3 But real quick, first, I want to run through the
4 Agenda and the presenters that will be presenting each one
5 of these topics.

6 First off, you just heard from him: Anthony
7 Galluccio is going to walk through the PUD process.

8 Following Anthony is going to be Jim Rafferty,
9 who's going to talk through the primarily determination that
10 we are seeking at the end of this meeting today.

11 Following Jim will be David Manfredi, who is our
12 Master Plan Architect with Elkus Manfredi Architects. And
13 he will discuss the existing conditions of the Quad, as well
14 as our proposed Master Plan.

15 He will then hand it off to Chris Jones, who is
16 our landscape architect from Arcadis, and he will talk our
17 Open Space, our publicly beneficial Open Space Plan and
18 activities within those parks.

19 Next, Alison Williams, who's our retail and
20 placemaking consultant from Of Place. She will discuss the
21 neighborhood uses, the proposed locations of the
22 neighborhood uses, as well as the types that we are

1 currently evaluating in this area and that will be the most
2 beneficial to the public realm.

3 Next up we'll have Selma Mandzo-Preldzic. She's
4 our Transportation Consultant with VHB, and she will be
5 discussing transportation.

6 And then, finally, we have Jessica Zofchak, who is
7 our Sustainability Consultant with Atelier Ten. And she
8 will be discussing sustainability.

9 And with that, that will be our agenda. I'm going
10 to hand it off to Anthony to discuss the PUD process.

11 Thank you all very much for your time.

12 ANTHONY GALLUCCIO: Thank you, Rylan. I do want
13 to give a shout out. Rylan's been incredible managing this,
14 and also Michelle Miyake (phonetic), who's not presenting,
15 but she's our version of Swaathi that keeps things moving.
16 So I want to thank Swaathi and Michelle for getting us here.

17 Thank you to the Planning Board. I thought the
18 update meeting, preconference meeting, was super helpful to
19 us, gave us some additional charge to go back out to the
20 community.

21 Madam Chair, you reiterated the importance of
22 that, and we did that.

1 Ted, you got focused on the MBTA, and that's a
2 critical piece. But it really capped off what was referred
3 to in the memo as a robust process. The previous picture
4 you saw, I really love, because we're all smiling, and we're
5 having a good time out at the Quad at community event. And
6 I actually think that sort of depicts the energy that both
7 the community and we have had for the process.

8 This is a little -- I think an historic example
9 of, you know, a development that was challenged and
10 questioned, that became subject to a moratorium under a
11 previous owner and then ended up in a unanimous vote by the
12 City Council of Zoning recommendations that were part of a
13 collaborative effort, which is just pretty amazing in
14 itself.

15 I don't want to reiterate all the sort of process
16 steps, because you've heard some of it at previous meetings.
17 I do want to reiterate that, you know, we were able to go
18 out and get surveys. And the great thing about that was it
19 just -- it really reinforced the principles that came out of
20 the Working Group, which was great.

21 I would also say that some of the early meetings
22 are representative of a three-and-a-half-year process. Just

1 by example, Ann Tennis coordinated meetings with neighbors
2 over probably three years ago with Jim and I, asking how
3 could we get Healthpeak to purchase the land at Loomis
4 Street so that they didn't have to worry about cars pouring
5 through the neighborhood.

6 We had a meeting with Doug Brown and Ann Stewart
7 to follow up with the City on Terminal Road to try to keep
8 that process moving.

9 And, recently, we had another meeting with the
10 neighborhood, which got really focused on issues like retail
11 and neighborhood uses.

12 And Jim Rafferty had a great suggestion about
13 combining the retail Advisory Use with sort of an interim
14 use conversation to make sure that things that happen in the
15 interim before real commercial development takes off are
16 considered. So that was great.

17 I do want to stress the continued work with the
18 MBTA. As the Planning Board knows, that is a -- you know, a
19 difficult process. And the MBTA has a lot going on. We're
20 continuing to work hard to make sure that we're able to
21 secure a bridge location. You'll hear David Manfredi
22 tonight.

1 We believe in the bridge location that we
2 presented. We think it makes sense for a lot of reasons,
3 particularly for existing residents and future residents.
4 So we're working hard to make sure we get the MBTA on board
5 on that location. It's critical to the development.

6 So with that, I'll turn it over to my Co-Counsel
7 Jim Rafferty to talk a little bit about the preliminary
8 determination.

9 JAMES RAFFERTY: Good evening, Madam Chair, and
10 members of the Board. For the record, my name is James
11 Rafferty. I'm an attorney with offices located at 907
12 Massachusetts Avenue.

13 And as noted by Attorney Galluccio, I serve with
14 him as local counsel on behalf of Healthpeak. It's an
15 assignment that has gone on now for many years. And I'm
16 pleased to say when the determination -- when the
17 coordination for this presentation was being done a few
18 weeks ago, and people were assigned tasks, I was given the
19 task of putting together a presentation that would walk the
20 Board through the structure involved in the determination
21 that's being asked to be provided this evening. And I came
22 up with a wonderful lengthy presentation.

1 And then a week ago, we received a staff report
2 from Ms. Hutchings and Jeff, and anything you need to know
3 about the approval process for the determination is so well
4 set out there. So you know the highlights. It begins with
5 the determination as to whether or not the plan conforms
6 with the -- the proposal conforms with the plan.

7 One of the benefits Healthpeak has is they've been
8 involved in the very beginning in the formation of the
9 Zoning that led to the adoption of the Overlay District, and
10 also the Guidelines. So it's an advantage that doesn't
11 always occur that often that the applicant was in early and
12 active involvement. Because, candidly, it was known early
13 on that Healthpeak is the dominant landowner here.

14 And while I think the size of Healthpeak might
15 have initially caused people some concern, I think it's been
16 realized now and appreciated that to create the type of
17 transformative change that this area's going to need, a
18 single landowner -- a large single landowner is actually an
19 advantage. Because the type of changes in terms of
20 infrastructure, open space, roadway, they're going to be in
21 the control of a single landowner for a long time, and
22 that's an advantage.

1 So it's for that reason that Healthpeak has been
2 able to achieve compliance with all of the requirements in
3 the District Plan and the Zoning adopted there. And then,
4 the determination for the Board today is really a question
5 of evaluating the plans that have been submitted now, and
6 determining the extent to which they're in compliance, But
7 more importantly, this process should yield some direction
8 to the applicant, as the PUD process calls for, for what
9 additional information should be provided the Board to
10 assist.

11 Because the next step, the final determination,
12 will involve many more months of engagement with City Staff
13 and community members. It will be informed by the results
14 of this meeting, and it really will develop the heart of
15 what's involved here.

16 So having said all that, I think I will yield the
17 balance of my time and turn it over to Mr. Manfredi, a man
18 who needs no introduction to this Board.

19 DAVID MANFREDI: Good evening, everybody. I'm
20 David Manfredi from Elkus Manfredi Architects. I'm joined
21 by my colleague, John Mitchell, from our firm as well.

22 You are looking at Healthpeak's holdings.

1 Healthpeak, as Jim mentioned, has acquired 42 acres in the
2 Alewife Quad, which really represents a quite extraordinary
3 opportunity to implement really significant key components
4 of Envision Alewife. All of our planning goes back to
5 Envision Alewife.

6 And the plan that we'll describe tonight includes
7 five key initiatives that come straight from Envision
8 Alewife.

9 Number 1 is an intentional pedestrian-scale layout
10 of connected streets.

11 Number 2, new public realm that will connect some
12 of the city's most important natural resources and parks.

13 Number 3, a diverse mix of uses, including office,
14 science and technology, residential, retail and restaurants.

15 Number 4, a network of publicly beneficial open
16 spaces.

17 And number 5, strategies for enhanced resiliency.

18 You see the photographs of Alewife and the Quad
19 area of Alewife today, and it really doesn't look much like
20 the Cambridge that we all know. And that's because it has
21 been developed quite in an ad hoc manner over many years,
22 largely with a minimal amount of public realm. You don't

1 see a lot of sidewalks; you don't see a lot of street trees.
2 You see utilities above-grade.

3 What the opportunity here is is really
4 extraordinary. Because these sites are surrounded by the
5 City's really greatest open space assets in terms of Fresh
6 Pond, the Alewife Brook Reservation, Russell Field, Alewife
7 Linear Park, Danehy Park.

8 But none of these are really very well connected
9 to each other, not connected by walkable and bikeable paths.
10 And we have the opportunity here, because of this collection
11 of 42 acres to make those connections. Not to compete with
12 those great open spaces, but to connect those open spaces in
13 really a brand-new way.

14 The Quad, as you know, is divided into three
15 subdistricts for several purposes, but here, specifically,
16 for the purposes of heights.

17 The proposed special permit that we're described
18 tonight would be in compliance with Zoning height districts
19 that have been established, and that includes a bonus
20 provision for a large land conveyance over an acre for the
21 new DPW facilities.

22 What you're looking at is the plan as it has been

1 proposed. The buildings in yellow represent residential
2 buildings; in pink, or at least with pink edges, are
3 commercial buildings; and in blue are parking structures.

4 The first proposed building -- and I'll point to
5 it here -- the first proposed building is what we call R2.
6 It's located really at the heart of the plan, and I say that
7 because it is at the foot of the future pedestrian/bicycle
8 bridge that will connect the Quad all the way up to the
9 Alewife MBTA Station. It is along the new Linear Park that
10 will connect Alewife Reservation from the north, all the way
11 along this new Linear Park, to Fresh Pond.

12 And it really does provide the kind of core to
13 future development, a catalyst for more development. This
14 represents more than 400 residences in what we think will be
15 the first development -- new development on the site.

16 This is my favorite drawing in this whole deck.
17 It's my favorite drawing because it does address immediately
18 the ideas about connectivity, connectivity as a key planning
19 principle.

20 And we think about connectivity within the site,
21 within all of the existing infrastructure, but more
22 importantly the new infrastructure and the new open spaces,

1 but also the connections beyond the Quad and literally in
2 all directions: north, east, south of Fresh Pond, west to
3 our adjacent neighborhood.

4 I want to highlight five big ideas, and many of
5 you have seen this diagram before. And so let me start with
6 the upper right with the bridge. And Anthony mentioned the
7 bridge. The pedestrian/bicycle bridge will connect the Quad
8 to the neighborhood -- residential neighborhood to the
9 north, the Alewife MBTA Station.

10 It will really connect north and south in a way
11 that it hasn't been connected since the rail was built. And
12 it is really the rail that separated north and south and
13 really disengaged this from all of the assets to the east on
14 Alewife in terms of retail, but also to important transit
15 connections in the station itself.

16 I'm going to go counter -- clockwise, rather. Or,
17 no; I'm sorry. I'm going to go counterclockwise and,
18 second, to New Main Street.

19 And New Main Street -- you've heard us talk about
20 this many times before -- it is the one place where we
21 really can control everything. And what I mean by that is
22 we control both sides of a new street; we control the

1 elevation of that street.

2 So we can raise the land, create a street where
3 the first floor is at the same elevation as the street
4 itself. We can control the width of the street; we can
5 control the public realm on the street; we can control
6 street trees.

7 We also can control the ability to close the
8 street for events, for -- maybe it's weekly. Maybe it's
9 like Memorial Drive on Saturdays and Sundays in the
10 summertime.

11 Smith Park will be a key component of that new
12 Linear Park which follows the old rail spur. We don't
13 control all of that real estate all the way up to Fawcett,
14 but we control two-thirds of it and, clearly, maybe more
15 than two-thirds of it.

16 Clearly, this will be the -- these will be
17 portals; a connection will be made; and this will be that
18 really important connection from the north all the way
19 through the Fresh Pond.

20 Continuing my counterclockwise path up to the DPW
21 site, the opportunity for a new DPW Yard as well as DPW
22 office space, more than an acre, approximately 1.2 acres for

1 really a brand-new facility.

2 And then, finally, what we call the Gateway. This
3 will transform Mooney Street. It will transform the
4 northwest area. This will be, again, publicly accessible
5 open space, but it's also open space for stormwater
6 retention, for access to Blair Pond.

7 It will be accessible to all, and it will be
8 planned in a way that it's not the private reserve of either
9 the office tenants or the residents of Alewife, but a place
10 that is an attraction for the adjacent neighborhoods, for
11 the neighborhoods to the north, and hopefully all of this as
12 an attraction to all of Cambridge.

13 I'm going to talk a little bit about building
14 heights. This is the same development plan you saw just a
15 moment ago. I talked specifically about heights, and now
16 each of the buildings is labeled with the proposed building
17 areas on each site.

18 I'm not going to take you through each one of
19 these, but the point is this: that the area represents a
20 split of 60 percent commercial and 40 percent residential.

21 What that means: Everything that you see in
22 yellow is a very significant addition, total addition of new

1 residences of diverse types, a significant addition to the
2 city and to the housing stock in the city.

3 This may be my second most favorite drawing in
4 this deck. And it is -- it's the green space. It's the
5 green space that represents 14.6 acres of new publicly
6 beneficial -- beneficially public open space of different
7 sizes and different kinds. It's a network of open spaces.

8 It is every bit as important in terms of
9 connectivity as any of the streets or any of the bicycle
10 paths. It ties these pieces together which means that we're
11 creating a network area of spaces and places for people to
12 gather to connect, to interact with each other.

13 We're proposing a New Main Street. And we're
14 proposing a series of uses on that New Main Street that will
15 be, again, a gathering place. And that New Main Street,
16 again, I mentioned it is the one place where we really
17 control both sides of the street. We control the elevation
18 of the street; we control the width of the street; and all
19 of those parts of Complete Streets that will include
20 vehicular traffic, but closable for events of all kinds,
21 parallel parking, landscape zone, walking zone.

22 And everything you see in red is part of the

1 required active uses along that street. And everything you
2 see in orange represents additional active uses beyond the
3 requirement.

4 And because we want to plan for success, we want
5 to plan for this being so attractive, not only to these
6 immediate neighbors, but to the bigger Alewife area, but
7 also to the whole city, that this becomes the kind of
8 neighborhood center that attracts people from a much larger
9 catchment area.

10 And remember, that attraction -- maybe the key
11 part of that attraction -- is the proximity of these kinds
12 of commercial uses and retail and restaurant uses to these
13 unbelievable natural resources and park spaces.

14 I want to show you several conceptual massing
15 views. And I'm really just -- I won't go into this in great
16 detail. We can come back and answer questions about these
17 views.

18 But the point is this: The point is that these 42
19 acres represents (sic) a transformational kind of
20 opportunity. This is not small thinking. This is big
21 thinking about how you bring things together, how you bring
22 things together with proximity, because that brings people

1 together; how you bring a mix of uses together, because that
2 brings a diverse group of people together; how you create
3 new public realm that, again, creates activity and, again,
4 becomes a kind of attraction, gathering place destination.

5 Here's another view. And, obviously, you're now
6 looking -- you're floating over the MBTA station. You're
7 looking to the southwest to Concord Avenue and to Fresh Pond
8 beyond.

9 A little bit about phasing plans. And, of course,
10 the phasing plans are conceptual. They'll clearly be
11 affected by the marketplace. They'll clearly be affected by
12 the economy and all of the things that Anthony has spoken
13 about.

14 But we do envision a Phase 1A that begins with R2.
15 And I think as many of you know, we're proceeding on the
16 planning for R2. R2 is a very significant building. It's
17 over -- it will be over 400 residences. It will have
18 retail, publicly accessible, active uses on the ground
19 floor.

20 It's kind of central to so much of our thinking in
21 terms of being at the foot of the foot bridge and
22 pedestrian/bicycle bridge. It's kind of in the middle.

1 It's at the beginning of this future linear path that will
2 run all the way and connect to Fresh Pond and all the way
3 north over the future bridge to the Alewife Reservation.

4 It will be -- have a significant amount of active
5 space on its ground floor. It has adjacency through our
6 great neighbor, Iggy's, that creates a kind of focal point
7 for the entire neighborhood today.

8 I also want to mention that as part of Phase 1,
9 you see additional residential. You see R1 -- what we call
10 "R1" and "R2" and "R6." These are all residential
11 buildings, future parking and an existing medical building
12 here. But the point is that we hope and we believe that R2
13 will be the kind of kickoff for more residential.

14 And unlike previous developments where the
15 residential came later, maybe this will be the instance
16 where the residential, because of all kinds of economic
17 conditions, will come early and will meet the need that
18 exists today.

19 Phase 1B then moves to the northwest, and moves to
20 the northwest because there's available real estate there,
21 because we can get the kinds of footprints that the office
22 science and technology users will want. We can create open

1 space that will be accessible to all, and it will also be a
2 real key component of our stormwater management.

3 Phase 2A -- and, oops, I should have mentioned, by
4 the way, that here's the bridge in Phase 1B, the
5 pedestrian/bicycle bridge that will cross the rail tracks,
6 connect the south to the north, connect these residents in
7 all of these yellow buildings to the T station.

8 And then Phase 2A, again, represents additional --
9 you're seeing additional development, you're seeing the
10 bridge in place, more residential, the completion of the
11 office and life science uses with parking up in that
12 northwest quadrant.

13 And then, finally, that area on Concord Avenue,
14 which will be New Street. And this will be kind of the
15 retail restaurant street-level active part of the place,
16 although those uses are spread out to the north and to the
17 west as well. But it really creates a front door on Concord
18 Avenue. And as many of you know, their existing lease is in
19 place here, that really dictates when these uses come
20 online.

21 I just want to show you a few renderings. Again,
22 early conceptual. This is Main Street. These little red

1 triangles represent where we're standing. So there's the
2 plan.

3 This is Fawcett, and this is New Main Street.
4 You're looking along that street on a typical day, with wide
5 sidewalks, parallel parking, landscape zone, seating outside
6 of food and beverage establishments with commercial uses
7 above, with residential uses above.

8 And if you look far down the street, you can see
9 the bridge, the connection not very far away, but that
10 visual access to the connection to the north.

11 That same view on a Saturday: First Street fair,
12 book fair, a celebration of any number of the holidays of
13 the year where this becomes entirely pedestrian, where the
14 retail spills out, where there's room for tents and
15 activity, becomes attraction for the entire city of
16 Cambridge.

17 And then Smith Extension. So I'm all the way up
18 here in that northwest corner. I'm looking out into that
19 open space that leads beyond and all the way beyond to Blair
20 Pond. Retail at the base, active use at the base of a
21 commercial building. But very open, very accessible, no
22 fences, no borders, the opportunity for -- again, for people

1 to come together on a regular basis.

2 And with that, when we first did this rendering,
3 it was snowing, and so I always ended on this image. Now we
4 can put it away. We have buds on the trees.

5 But you can see that there's the idea of a
6 diversity of buildings, building a true neighborhood, and,
7 obviously, our immediate and proximate neighbor on the new
8 DPW site, the origin for the snowplows.

9 And with that, let me introduce Chris Jones from
10 Arcadis.

11 CHRIS JONES: Thanks, David. I'm Chris Jones,
12 landscape architect with Arcadis. I'm pleased to be here
13 with you tonight.

14 David touched on a lot of things that I'll say, so
15 I'll try to keep it as brief as possible but offer at least
16 a little additional insight into our thinking.

17 One of the things that -- along the entire way of
18 our planning this is that we're really guided by all of the
19 prior work that's been done by the community, the Envision
20 Cambridge, Working Group, and ultimately the Alewife Design
21 Guidelines.

22 And a lot of what that talks about is, as David said,

1 connectivity and understanding our adjacencies. And in this
2 instance, we know we are surrounded by a large collection of
3 really wonderful active parks and open spaces that offer
4 recreation, sports and the like, and that the Quadrangle
5 itself needs to be complimentary in what it provides to that
6 surrounding neighborhood. And this is specifically more
7 smaller-scale neighborhood parks. So that's what we're
8 thinking about as we design the open spaces.

9 And the next slide, as David mentioned, you can
10 design a bunch of parks, but you may -- you better make sure
11 that they're well connected, and that has been high on our
12 minds designing these spaces is how they will connect to
13 Maher Field and Rafferty and Blair Pond and the Alewife
14 Brook and beyond. And even to places, as David mentioned,
15 like Trader Joe's and the way that the network of open
16 spaces will enrich and enhance that.

17 Next slide.

18 And I think this is David's favorite slide or
19 second-favorite slide. It's my favorite slide. A major
20 part of the Alewife Guidelines and Envision Cambridge for
21 the Quadrangle is the signature space that was defined as
22 Diagonal Park.

1 And one of the wonderful things about this is that
2 that Diagonal Park is really creating a walkable, bikeable
3 connection from Fresh Pond ultimately through the Quad and
4 over the bridge to the Triangle and Alewife Brook. And
5 that's just really a wonderful connection. It's a bit of a
6 -- I'll call it an hourglass-shaped experience, with two
7 large parks anchoring the end and a linear connection in the
8 middle.

9 And you can see from our plan here that we don't
10 control the middle, but we can set the stage for what this
11 Diagonal Park can become, and that future connection will
12 really bring it to life.

13 One of the great things about this process also is
14 that we have been working closely with City Staff, and
15 they've been extremely helpful in guiding us in the needs of
16 the city in terms of the particulars of various spaces. And
17 that's going to be an ongoing process, we understand, and we
18 welcome that as we continue to develop them.

19 I'm going to walk you through sort of moving in
20 four quadrants: upper-right quadrant, left, and I'll work
21 counterclockwise.

22 In the upper right is this sort of upper end of

1 the hourglass, Diagonal Park itself; and, as David
2 mentioned, the R2 building is the Earth Building intended to
3 come online.

4 Adjacent that are two residential buildings, and
5 to the south on the page is the commercial development.
6 This creates a condition where we can create an open space
7 that really is a mixed-use park. It's extension from where
8 the bridge lands through and adjacent the two residential
9 buildings, and really hopefully extending that experience
10 right the edge of the commercial, with Wilson having
11 qualities of a shared street experience.

12 We see these open spaces as guided by the
13 Guidelines as being predominantly green spaces that are
14 flexible in use -- passive use, active use, weekend use, in
15 its adjacency to the commercial; it can offer a plaza for
16 food trucks and gathering.

17 Shade is important. We see the -- at the curb of
18 Fawcett is that sort of guitar pic shape being a bit of a
19 landmark gateway, marking the arrival to this park space.
20 And due to the existence of so much residential, it should
21 incorporate children's play as well.

22 This park and the totality of the Diagonal Park

1 will carry a multi-use path that takes you from the bridge
2 all the way to Fresh Pond.

3 Another component of this as we move to the west
4 is the true transformation of what are highly vehicular
5 streets into intensive, mixed-use, multi-use streets that
6 are very pedestrian, very bikeable, and they will provide
7 much of the connectivity to the various open spaces.

8 In this northwest corner -- we call it "Mooney
9 Green" or "Mooney Quad" -- as David mentioned, it's
10 surrounded by commercial buildings. We know that that means
11 that during a workday, it's filled with users who are
12 spilling out for lunch, going for walks, connections through
13 the Quad itself, spending time at the water's edge.

14 We see this as an opportunity for summer
15 activities; engaging the water in winter activities engaging
16 the ice; green space that can offer flexibility for sort of
17 informal sport activities and hopefully weekend activities
18 that can be things like the head of a road race event, and
19 the way it's programmed to really activate it all days of
20 the week, not just during the workweek.

21 David did touch on the importance of and the --
22 and illustrated here the connections that can take you to

1 Blair Pond, as well as showing a pedestrian connection to
2 Loomis Street to engage the Highlands and allow for their
3 connection into the Quadrangle and to adjacent neighborhood
4 play spaces as well.

5 Moving to the south, down Smith, David mentioned
6 Smith Park. Again, a name we've given this. It's a really
7 interesting opportunity with existing residential and future
8 residential to be a family-friendly neighborhood park,
9 playground, sport courts, open, flexible green space.

10 Again, a bit of a gateway into the site from
11 Concord Avenue and its adjacency just to the south of Fresh
12 Pond, using a small piece of land adjacent to the west side
13 of Smith Place as a part of that green gateway that brings
14 you into the site and ultimately into Smith Park and beyond.

15 Next slide.

16 The last quadrant, as David mentioned, is a bit
17 more of an urban experience with a shared street, New Main
18 Street.

19 The images really told the whole story of the idea
20 of a street that is very lush, sort of chicanes your way
21 through to provide traffic only as you're moving north-south
22 on New Main Street and its connection, supporting the

1 concept of a high-quality retail environment with café
2 tables that spill out, as well as an east-west connection at
3 a midpoint that's connecting you to an existing pedestrian
4 connection, taking you to Wheeler Street and Trader Joe's,
5 and ultimately all the way over to Moulton Street.

6 You can also see a little pocket park for making
7 use of smaller spaces wherever possible to really provide
8 that variety that is desired.

9 And with that, being at Main Street, I will hand
10 it over Alison to talk about placemaking and retail.

11 ALISON WILLIAMS: All right. Thanks so much,
12 Chris. Good evening, everyone. Thanks for having me. My
13 name is Alison Williams, and I'm the Managing Partner for Of
14 Place. We're the project's retail and placemaking
15 consultant.

16 Our team has been deeply involved with Alewife
17 since 2022, helping to refine this ground-plane vision in
18 close collaboration with the team speaking tonight.

19 We participated throughout the Working Group
20 rezoning process and many of the community events that
21 followed. So we were around to really engage with the
22 neighbors and get a better understanding of what everyone

1 felt like they needed in their community.

2 One of the strongest takeaways from these
3 conversations has been the community's desire and commitment
4 to create a sense of place, to shape a vibrant, self-
5 sustaining neighborhood that lives seven days a week.

6 In our conversations with Christina and Pardis
7 with Staff, we discussed the importance of establishing a
8 retail advisory group so that the development team is able
9 to have ongoing conversations -- community conversations, a
10 framework around ongoing community conversations as this
11 entire place comes to fruition.

12 Before we move to the next slide, I'd like to note
13 we started here in the sort of existing conditions because
14 we wanted to know that the site is located proximate to a
15 number of these desirable neighborhood uses, including Fresh
16 Pond Mall.

17 So there isn't really a need for more retail here.
18 Rather, it was a desire for ground floor uses to help create
19 an interactive and inviting environment for neighbors to
20 gather and build community, which is why everybody paired
21 Chris and my team together because -- so thoughtfully --
22 that's important as we're establishing retail place.

1 If you could move to the next slide, that would be
2 great.

3 So in those conversations about what retail really
4 looks like here and how it can create and build community,
5 we wanted to really commend the neighborhood's strong
6 support for including this neighborhood use's qualification
7 in the Alewife rezoning.

8 From our perspective, as retail consultants,
9 that's both thoughtful and forward-looking. It shows a
10 shared commitment to making sure that Alewife serves not
11 only future visitors, but the people who will live and work
12 here every day, and allows for flexibility.

13 That matters because successful neighborhoods need
14 more than housing and infrastructure. They also need these
15 everyday conveniences, gathering places, and services that
16 make daily life easier and more enjoyable.

17 The Zoning here requires, frankly, a meaningful
18 amount of Ground Floor Active Uses, 3 percent of the overall
19 gross floor area. So success will depend highly on placing
20 those uses strategically.

21 So as David mentioned -- David talked to this
22 slide a little bit earlier -- we're proposing concentrated

1 retail nodes in the Gateway, in the corner in Fawcett and in
2 New Main Street, and these concentrated retail nodes are
3 around key public spaces and pedestrian routes. That
4 approach creates stronger distinctions, better visibility
5 for businesses, and a more vibrant public realm.

6 You can move to the next slide.

7 The neighborhood uses that we envision reflect
8 both the community priorities that we heard and the business
9 needs that help create a thriving mixed-use district. That
10 could include things like local cafes and restaurants, child
11 care, health care offices, wellness studios, maker spaces,
12 and neighborhood services that people use regularly.

13 But it's also really critical that we have tree-
14 lined streets and outdoor dining and welcoming storefronts,
15 all drawing inspiration from Cambridge's historic squares,
16 while creating something distinctly new for Alewife.

17 Together, these uses can help create a
18 neighborhood that feels active and lived-in, and ideally
19 really distinctly local.

20 If you could move to the next slide.

21 Speaking of things that are distinctly local, our
22 conversations with Christina and Pardis also provided an

1 opportunity to discuss some of the ongoing challenges retail
2 faces locally and nationwide.

3 So we work nationally; and across the country,
4 retail, especially food and beverage uses, have become --
5 retail's become more competitive. So we're seeing a 20 to
6 30 percent decline in sales across most urban communities
7 over the last year or two.

8 So businesses are more selective about where they
9 open, and their success ultimately depends heavily on that
10 location and visibility and surrounding activity.

11 So in Alewife, those challenges are compounded by
12 our phased development, limitations in access, and the fact
13 that we're growing over time rather than all at once.

14 But the good news is that the fundamentals of
15 successful retail remain consistent.

16 First, flexibility matters, so the Neighborhood
17 Uses framework allows spaces to adapt over time as the
18 market conditions change.

19 Second, concentration matters. I just spoke to
20 the node that we've created: destinations, where people can
21 meet multiple needs in one trip and enjoy a stronger sense
22 of activity and discovery.

1 And third, place matters. The neighbors will be
2 drawn to environments that feel welcoming, walkable, and
3 thoughtfully designed, and that's exactly the opportunity
4 that we have here.

5 If you could go to the next slide.

6 I'll close by noting that Healthpeak has a strong
7 track record of creating vibrant, community-serving places
8 and other markets. And our shared goal is to bring that
9 same street-level care and long-term thinking to Alewife to
10 create a community, a neighborhood with a strong sense of
11 place and spaces that truly serve the community.

12 And I know David likes to end with his snowy,
13 snowplow slide, but I wanted to share just a little more
14 springtime rendering for everyone, to bring the mood up from
15 the sad winter.

16 So with that, I think I have a couple more renders
17 in here, but I will turn it over to the Transportation team.

18 SELMA MANDZO-PRELDZIC: Thank you, Alison. And
19 good evening, everyone. I'm Selma Mandzo, the
20 Transportation Engineer for the project. I'm with VHB.

21 So I'll start with parking and trip generation,
22 since that's often one of the biggest questions.

1 The project will be built out gradually over many
2 years, and potentially a decade. However, for planning and
3 permitting purposes, the Traffic Study evaluates impact as
4 if everything were built today; but in reality, development
5 and traffic will grow phase by phase and building by
6 building and not all at once.

7 And as the Quad grows, background traffic in the
8 area will also grow. Some new trips will replace trips from
9 older buildings that are being removed, which helps with the
10 net increase. Our forecasts do rely on City Planning
11 assumptions for how people are expected to travel, including
12 driving, transit, walking, biking, and working from home.

13 And we do, of course, have a certified TIS, or
14 Transportation Impact Study, already on file that we worked
15 on with City Staff. And a thank you to Adam; I know he's on
16 the call today.

17 Moving into parking, parking does remain essential
18 to stay competitive for office and lab uses and support the
19 onsite retail and visitors that Alison was talking about.
20 Over time, the plan includes approximately 4,600 total
21 parking spaces. And this is a combination of what's already
22 existing out there and new spaces as the site builds out,

1 and the surface parking is moved into garages.

2 Where possible, parking will be shared between
3 uses. So what that means is, for example, in the evening,
4 office employees would go home for the day, and residents of
5 the development would come back, and they would be able to
6 park in those same parking spaces. Also, retail patrons
7 would be able to share some of those spaces as well. And
8 this is complemented by significant bike parking, over 3500
9 bike parking spaces and expanded Bluebikes Station network
10 to help support a shift toward a more sustainable travel
11 behavior in the area.

12 A major focus of the plan, and it's been mentioned
13 before, is improving how people connect and move safely and
14 comfortably through the site. And today, as you can see in
15 some of these photos, many streets are not Complete Streets.
16 They lack that continuous sidewalk; they lack bike lanes and
17 safe crossings. And this project does create the
18 opportunity to redesign these streets to function for
19 everyone.

20 Next slide.

21 An important part of this is the long-discussed
22 Terminal Road connection, based on City feedback. We

1 studied a bike and pedestrian only connection as a first
2 phase, rather than a full vehicle street. This would create
3 a safer and more direct east-west pedestrian and bike road
4 between Wheeler Street and Alewife Brook Parkway, avoiding
5 today's uncomfortable routing through the parking lot.

6 Next slide. Sorry -- if you can go back. Thank
7 you.

8 This connection can build on the already completed
9 new segment and has the potential to extend all the way to
10 Fawcett Street over time, again, proving local mobility and
11 connectivity while minimizing impact to the surrounding
12 neighborhoods.

13 Beyond the site itself, the project focuses on
14 addressing key pressure points in the surrounding street
15 network.

16 One of those critical improvements is the
17 realignment of Smith Place at Concord Ave, with a proposed
18 new traffic signal. Healthpeak's acquisition of the
19 Baystate Pool property does resolve the long-standing land
20 access challenge, and it allows for this improvement to
21 finally move forward.

22 Next slide.

1 Additional improvements along Concord Ave,
2 including smarter signal operations at Moulton Street turn
3 lanes to reduce some of those backups; enhanced MBTA bus
4 stops at shelters, benches; wider sidewalks with trees;
5 safer, separated bike lanes.

6 As you were able to see earlier from some of
7 David's plans, new buildings would be set back to physically
8 accommodate these changes. And we have had conversations
9 with the Staff on some further studies for the Concord Ave
10 Corridor.

11 The project also commits to a robust parking and
12 transportation demand management, so PTDM program, including
13 transit subsidies, shuttle partnerships, bike parking,
14 Bluebikes station as I mentioned, and annual monitoring of
15 the Cambridge's PTWM Ordinance.

16 The pedestrian and bicycle bridge over the
17 railroad, as was mentioned, is one of the most
18 transformative elements of the plan, and this is something,
19 again, that came out of the rezoning Working Group process.
20 With the bridge in place, walking and biking time to Alewife
21 Station would be nearly cut in half. The route would be not
22 only shorter, but also safer and far more pleasant than

1 existing options.

2 The bridge does close a critical gap in the
3 regional network and fundamentally changes how people move
4 between the Quad and the Triangle and the surrounding
5 neighborhood.

6 And, as David noted previously as well, our
7 proposal would allow for Commuter Rail, and we do recognize
8 the benefit that it would provide. And wherever the bridge
9 lands, it would not preclude opportunity for a station. As
10 was said, the proponent continues to work in collaboration
11 with the City and the state to finalize bridge location and
12 other issues like the Commuter Rail.

13 So while the project cannot solve the regional
14 congestion alone, it does represent responsible growth
15 through phased improvement, ongoing monitoring, strong
16 investments in multimodal transportation that align with
17 community and City goals.

18 And with that, I will turn it over to Jess.

19 Thank you.

20 JESSICA ZOFCHAK: Hi. I'm Jessica Zopchick, a
21 director with Atelier 10 Environmental Design Consultants.
22 I'll round this out today.

1 It's been a pleasure to work with Healthpeak as
2 they continue to be fully invested in incorporating
3 sustainability across their national portfolio and here in
4 Cambridge in guiding and embracing innovative and emerging
5 technologies.

6 Through the evolution of all the great work you've
7 just seen, A Ten has been collaborating to develop a set of
8 priorities that will shape the Quad for years to come.
9 These range from key principals of resource efficiency to
10 the climate mitigation strategies and community building.

11 So first and foremost, this development will be
12 all-electric on day one, excluding backup power, bringing
13 the reduction of carbon emissions to the forefront of
14 operational design and construction.

15 As we explore building design pathways that use
16 all-electric systems, we can meaningfully reduce emissions
17 from the code baseline while aligning with the grid that is
18 steadily becoming greener. This matters for the community.
19 Lower emissions mean cleaner air, improved public health,
20 and really progress towards our shared climate goals.

21 We've had productive conversations with City
22 Staff, and I want to acknowledge their visionary

1 environmental shift that continues to uphold how we think
2 about development within the city.

3 You know, as our design progresses, they
4 understand the importance of looking futuristically and in
5 collaboration with energy providers who have the ability to
6 assist with exploration and implementation of district
7 strategies.

8 So Cambridge Office of Sustainability is currently
9 working with Eversource to develop a framework for thermal
10 energy networks that could be beneficial to this site. And
11 so, once a framework is finalized, we would be open to
12 continuing those conversations and seeing where that goes.

13 Likewise, I think conversations with Staff have
14 really been productive through the development and
15 certification of our Green Building Report in the fall and
16 as we look at how holistic approaches might evolve as the
17 development environment changes.

18 The projects will be certifying under the LEED and
19 Passive House benchmarking systems to track and ensure those
20 core building and site tenets are met.

21 And while this Board has discussed systems such as
22 Envision, that system would only really be applicable to

1 specific infrastructure projects with limited scope, as
2 compared to how we're thinking about this Master Plan.

3 At the neighborhood scale, our approach
4 revitalizes the landscape through integrated strategies for
5 heat island reduction, stormwater management and enhanced
6 thermal comfort.

7 And in particular, in explorations for the site
8 design, as you saw in earlier images, we're combatting
9 significant urban heat island effects in this region of
10 Cambridge due to the extensive hardscape and lack of
11 vegetation.

12 So the Master Plan proposes a significant amount
13 of green space, you know, including 14 times the amount that
14 exists today with trees, ground-level plantings, and shade,
15 contributing to what we've studied as a 45-degree reduction
16 in peak summer temperatures for improved microclimate.

17 So we're already trying to impact the way that
18 people feel and experience these sites through the landscape
19 and site design.

20 Next slide, please.

21 Finally, we want to emphasize that creating a
22 healthy and connected community has been at the heart of

1 this proposal. Our approach to sustainability is holistic,
2 supporting wellness, activity and a strong sense of place.

3 The site and building strategies, along with how
4 the difference pieces of the Master Plan work together are
5 designed to form a resilient and vibrant environment bill of
6 health, climate-conscious design, and everyday livability.

7 So with that, I'll hand it back to Anthony.

8 Thank you.

9 ANTHONY GALLUCCIO: Thank you very much to all the
10 presenters. I'll turn it over to Chairwoman Flynn. I'm not
11 sure if you want to go to the public, or we're going to go
12 to Q&A.

13 MARY FLYNN: We are going to go to public comment
14 first. And once we finish with them, we'll go to Q&A.

15 But thank you very much for the presentation. It
16 was a lot to cover, and I appreciate you trying to be as
17 concise as possible. We almost hit the mark. A little bit
18 longer, but --

19 ANTHONY GALLUCCIO: [Laugh]

20 MARY FLYNN: -- very, very well done. Thank you.

21 As I mentioned, this is a public hearing. Any
22 members of the public who wish to speak should now click the

1 button that says "Raise Hand." If you're calling in by
2 phone, you can raise your hand by pressing *9.

3 As of 5 p.m. yesterday, the Board had received
4 written comments on this case from Councillor Patricia
5 Nolan, Ethan Frank, and Ann McDonald. Written
6 communications received after 5 p.m. yesterday will be
7 entered into the record.

8 So now, if people who are interested in speaking
9 would please raise their hand now. There are quite a few
10 people on the call. And for the sake of time management,
11 I'd really like to get a sense of how many people are
12 interested in speaking.

13 So we have six people right now. If anybody else
14 is interested in making a comment, would you please raise
15 your hand now.

16 Okay. Still seeing about six. All right. So I'm
17 going to turn it over to Jeff, and he will unmute speakers
18 one at a time.

19 Please begin by saying your name and address, and
20 Staff will confirm that we can hear you. After that, you
21 will have up to three minutes to speak before I ask you to
22 wrap up.

1 Jeff?

2 JEFF ROBERTS: Thank you. I'm going to read the
3 names that are just coming off the Zoom, so I apologize if I
4 mispronounce anyone, or if your name is not written in as
5 your name in the Zoom. Either way, please give your name
6 and address when you start.

7 I apologize in advance for any misspelling (sic),
8 and I'm going to give the next speaker and the following
9 speaker so that the following speak can be ready.

10 So we'll be beginning with Ann Tennis who will be
11 followed by Joseph Maglitta.

12 ANN TENNIS: Good evening. Can you hear me okay?

13 JEFF ROBERTS: Yes.

14 ANN TENNIS: Okay, thank you. Ann Tennis, 71
15 Griswold Street. Both Ann Stewart and I have been involved
16 with Healthpeak since 2022, and we have some comments on
17 tonight's discussion.

18 The first one is on Concord Avenue. Healthpeak's
19 Traffic Study admits that the taking of private land -- golf
20 course, Neville Manor, Fresh Pond Reservation -- to
21 accommodate turn lanes in and out of the PUD are unlikely.
22 So in the case of that, I -- hopefully there's no discussion

1 of potential takings.

2 Regarding the pedestrian/bike bridge with the
3 Commuter Rail stop at Alewife, the City appears to
4 understand that a Commuter Rail stop reduces vehicle
5 dependency. Waiting until Phase 2 for the bridge allows
6 time for the City, Healthpeak, IQHQ and other developers to
7 finance a rail stop that would be beneficial to all of
8 Alewife.

9 Regarding the parking garage behind 25-31 Wheeler
10 Street, the planned 85' tall 24/7 parking garage will tower
11 over that part of Wheeler Street. Healthpeak shows a narrow
12 green space between the garage and Wheeler Street, and we
13 think that that space will quickly become a very heavily
14 traveled path for the MBTA bus stop passengers.

15 Our other concerns: Dedicated dog parks, play and
16 recreational areas, are not really totally identified.

17 There is no mention of the future Eversource
18 replacement of the 50-year-old underground infrastructure
19 and impacts on the PUD.

20 No open spaces only dedicated to conservation.

21 Are electric bikes, motorcycles and scooters
22 allowed? And where would they be allowed?

1 Is a Bluebikes station at Wheeler Street really
2 needed?

3 What we want to say is that we do support a police
4 and EMT facility in the PUD. With this population growth,
5 there definitely will be a need for two stations.

6 We support the DPW facility, the full connection
7 of the path between Wheeler and Fawcett Streets in Phase 1,
8 and the Wheeler Street Terminal Road pedestrian/bike
9 connection, a mutual financial partnership -- Healthpeak,
10 IQHQ, the City, other developers, et cetera -- backing the
11 Healthpeak bridge and the Commuter Rail stop in Phase 1.

12 In summary, as residents of the Cambridge
13 Highlands Quad, we have had a working relationship with
14 Healthpeak since 2022. In the past four years, we have had
15 many meetings to discuss our concerns and suggestions, and
16 Healthpeak is always willing to meet with us.

17 We appreciate our past relationship, and we expect
18 it will continue.

19 Last, this is the City's opportunity to create a
20 new, residential, small business and commercial community.
21 Let's work together; let's do it right; and let's keep the
22 collaboration effort going.

1 Thank you.

2 JEFF ROBERTS: Thank you. The next speaker is
3 Joseph Maglitta, followed by Doug Brown.

4 JOSEPH MAGLITTA: Thank you, Chair and Board, for
5 the opportunity to comment tonight. My name is Joe
6 Maglitta. Oops, am I starting?

7 JEFF ROBERTS: Yes.

8 JOSEPH MAGLITTA: Am I --

9 JEFF ROBERTS: We can hear you.

10 JOSEPH MAGLITTA: Oh, okay. I didn't know if I
11 was starting already.

12 My name is Joe Maglitta. I live at 160
13 Cambridgepark Drive in the Windsor Apartments. I've been a
14 Cambridge resident for 21 years, and the last -- since
15 October 2020 here at Windsor Apartments.

16 Like a lot of folks I've talked to, and I'm sure
17 you'll hear from, I'm deeply concerned about traffic impact
18 in the area. Right now, if you come through here at all,
19 you know it's saturated all the time. There's lots of new
20 apartments that are adding that the overall base level, and
21 it's just gotten worse and worse the last couple of years.

22 Cambridgepark Drive figures strongly in bridge

1 traffic and people going in and out of Alewife. Right now,
2 without any new development, it can take up to 15 minutes
3 just to get out of Cambridgepark Drive and to merge onto
4 Fresh Pond Parkway.

5 So I would -- it would take a lot of convincing
6 for me to believe that that's going to be anything
7 reasonable or anything better, or not much worse, with the
8 new development.

9 I'm going to take most of my comments today,
10 though, to focus on something that is not on any of the
11 presentations or any of the reports I've seen, and that's
12 noise. And that is specifically construction noise for a
13 project of this magnitude and operational noise after the
14 various facilities are built, including loading docks, HVAC
15 for any labs that do get built.

16 I've done a very deep review of all the materials
17 filed by Healthpeak and the various government boards, and
18 there's very, very little about noise here. There is
19 nothing in the DOT or DPW memos.

20 There's no content in tonight's presentation.
21 There's no construction phase noise limits, hours, or
22 monitoring protocols or any of the other detail levels here.

1 And so I think for the purposes of this meeting,
2 my question is, does -- there's, I believe, one qualitative
3 paragraph addressing noise in all the plans.

4 So the question is would pose is does this single
5 paragraph satisfy the City's requirement for a development
6 of this size, of almost five million square feet?

7 The reason why I'm sensitive to this is I've lived
8 for the last six years across that thick stretch of railroad
9 tracks at Cambridgepark Drive, and it's been a horrible,
10 horrible experience during the five major developments that
11 have gone there in the last couple of years. It's gone from
12 annoyance to nuisance to hazard.

13 I've lived in Cambridge, New York, Washington
14 D.C., San Francisco, and this is by far the worst ongoing
15 noise. Lest you think -- I will send over examples, but
16 lest you think I'm exaggerating, we've not been able to open
17 our windows for fresh air without hearing noise for more
18 than six years.

19 So with all that, I want to just encourage
20 Healthpeak and Cambridge to take an opportunity to build a
21 very vigorous noise mitigation plan and construction plan
22 that deals both with construction noise and with ongoing

1 noise.

2 It's a key part of environmental and
3 sustainability that almost nobody pays attention to. I
4 think Cambridge and Healthpeak have a wonderful opportunity
5 here to take the lead and embrace that as part of the
6 community development process.

7 Thanks very much for the opportunity.

8 JEFF ROBERTS: Thank you. The next speaker is
9 Doug Brown who's followed by Tim Blower (phonetic).

10 DOUG BROWN: Hi. Doug Brown, 35 Standish. I've
11 been intimately involved in Alewife for the past 12 years,
12 as an Officer of the Fresh Pond Residents Alliance that
13 first called for a Master Plan.

14 I serve as a member on the Envision Alewife
15 Working Group, wrote the Zoning moratorium that paused the
16 development at Alewife, and was eventually a member of the
17 Alewife Rezoning Task Force itself.

18 To begin, I want to congratulate Healthpeak on
19 making it this far in the process. It's an exciting and
20 ambitious project. I, like others you've heard from,
21 believe that they have been able honest partner in this
22 process.

1 That said, I have some areas of concern that I
2 want to highlight. After reviewing their filings and the
3 City's memos, I strongly support the following items from
4 the City memos. In the CDD memo, more details on phasing
5 and timeline. The community deserves to know how long the
6 plan will take to complete.

7 And the inclusion of more active recreation
8 opportunities, particularly playing fields, which we have a
9 real shortage of in the city. These could even be located
10 on the roof of parking garages, as called out by CDD.

11 From the Traffic Memo, a Multi-Use Path along the
12 south edge of the tracks. And this is essential for moving
13 people across the district from east to west.

14 Concerns about intersection delays across the
15 entire district, particularly at the rotaries.

16 And there's a mention of, quote, "VHB's work" on
17 the topic of Terminal Road, and I wish that the City would
18 please share what they know about that work.

19 From the DPW memo, we need more clarity around the
20 City's plans for the DPW site. I think all of us strongly
21 support this use, but we would like more clarity from the
22 City as to its plans.

1 In addition, I have my own areas of concern. As
2 mentioned by Anthony, I strongly support early activation
3 opportunities for unused parcels through the creation of an
4 Interim Use Committee.

5 It's important that we don't just talk about what
6 the neighborhood will look like, but what people will
7 actually do there. And there are at least six large parcels
8 that are not part of Phase 1, and it would be a shameful
9 outcome if we have to look at empty parking lots for the
10 next 20 years.

11 Rooftop mechanical noise, as previously mentioned,
12 is a concern. We have six new, tall lab buildings running
13 mechanicals 24 hours a day, and that could make the
14 surrounding neighborhood quite unlivable, particularly in
15 the summer when windows are open.

16 I personally believe that the bridge needs to be
17 delivered earlier. Waiting 15 years to start construction
18 would be a disservice to the community that's been crystal
19 clear in its long-held desire for a bridge since at least
20 1979.

21 Building heights on Concord Avenue, 160', and near
22 abutters on the eastern edge of the site, 80'. Some of the

1 proposed structures are so tall they don't even fit within
2 the published street cross-sections that they extend
3 completely out of the frame.

4 The Envision plan was quite clear that we wanted
5 building heights on the interior, not out on Concord Avenue.

6 And finally, several elements of the plan do
7 require public involvement, permission, and financial
8 support. And we're asking, even begging, that the City,
9 DCR, and the MBTA do what's needed to help move the project
10 forward. As an example, the City must continue to push for
11 a Terminal Road connection.

12 And similar, the City must consider -- reconsider
13 some of its parking restrictions, both on and off street, if
14 it hopes to create a uniform viable commercial district.

15 We look forward to continuing an open discussion
16 with Healthpeak and its partners as they move forward with
17 their efforts.

18 Thanks.

19 MARY FLYNN: Jeff, I'm not sure if maybe you
20 disconnected for some reason. So the next speaker is Tim
21 Blower who will be followed by Chris Cassa.

22 So, Mr. Blower, if you would please begin. You

1 have three minutes.

2 TIM BLOWER: Good evening, Jeff. Thank you for
3 the opportunity. Good evening, Board. I live at 80 Fawcett
4 Street, so in the area of interest.

5 I only have one real question, and I'm recognizing
6 that there's been a lot of work put into this by many people
7 over a long time, and I've only known about this project for
8 all of a week. So I come to this from a very naïve point of
9 view.

10 As I live at 80 Fawcett Street, and I look at the
11 plans, I see there is a very large parking garage building,
12 P3, which I am currently effectively looking at the volume
13 where it will exist.

14 This building is going to be enormous. At 85', it
15 will tower over my current building, which is only 61' tall
16 to the north. And then to the east of this P3 building is a
17 building that's 77' tall. One of the previous speakers, Ann
18 Tennis, also mentioned this.

19 And I would just like to urge the Board and
20 Healthpeak to consider or explain maybe what considerations
21 were put in for current tenants or, indeed, future tenants
22 of these buildings who will lose views and sunlight as a

1 result of this particular building.

2 Otherwise, I think it's fantastic opportunity.
3 I'm very excited to see how this all develops because it
4 looks great.

5 Thank you very much.

6 JEFF ROBERTS: Thank you. And I was inadvertently
7 muted before, so I apologize for that.

8 MARY FLYNN: All right.

9 JEFF ROBERTS: The next speaker is Chris Cassa
10 followed by Simon Gorelikov.

11 CHRIS CASSA: Hi there. This is Chris Cassa from
12 103 Gore Street all the way on the other side of the city.
13 This is my first time speaking at one of these meetings, so
14 forgive my lack of awareness as to how this all works.

15 But I just wanted to share an experience that I
16 had the other day. I was working with Councillor Zusy and
17 Jeff Parenti from the Transportation Department of Cambridge
18 to try and improve safety around Museum Way near the
19 Cambridge Crossing neighborhood.

20 Cambridge Crossing has been an incredible and
21 really analogous transformation in our neighborhood, and I'm
22 really excited about the potential of Healthpeak in the

1 other side of the city.

2 That said, the parking numbers that are proposed
3 are just incredibly high. And when are they going to pull
4 out the Cambridge Crossing neighborhood, because I believe
5 it's 0.3 cars per -- instead of 0.7 or 0.8 cars per person
6 or resident that are going to be proposed, that are existing
7 in my neck of the woods. And that's just been incredible in
8 terms of, like, reducing traffic that goes through my
9 neighborhood and also the reduction of the number of parking
10 structures and buildings; those are all more likely to be
11 underneath the buildings and really much smaller in scale.

12 And the reason I'm calling it out is because when
13 we were meeting with Councillor Zusy and Jeff Parenti with
14 the Museum Way Staff -- the Museum Science Staff, we were
15 trying to figure out how to make the road safer. And one of
16 the things that came up was EF, one of the largest employers
17 in my neck of the woods, said that 85 percent of their Staff
18 don't arrive by car. And they were so concerned about the
19 conditions of how dangerous it was for people to walk or
20 bike or get to the T that they wanted to make major, major
21 changes in the neighborhood for the traffic circulation so
22 that they could actually improve the quality of life for

1 people who are walking and biking to their jobs.

2 I just thought that was such a different thing
3 than I've ever heard before, and that number just stuck with
4 me: 85 percent of their employees are getting there.

5 So to be competitive, maybe we have to make it
6 more bikeable and walkable and make it easier to get the
7 transit, which really means we have to frontload this type
8 of bridge, make that earlier in the project, so that you
9 don't have to waste all this money on these parking garages
10 and this excess space that almost everywhere else in the
11 city is very heavily underutilized. And it's just a waste
12 of resources and maintenance costs and structures that have
13 to be updated over time that are very costly and very
14 disruptive to the neighborhood and the traffic patterns that
15 are there. There is no one on this call and no one on the
16 Board who imagines 4,000 more cars a day is a good idea for
17 this area. Certainly, the numbers of trips will be
18 different, you know, any given day, at any given time of the
19 year.

20 It sounds like this project is an incredible
21 positive for the neighborhood. I would just really ask you
22 to reconsider how you -- how many spaces are you allocating

1 for each 1,000 square foot of commercial space, and for each
2 resident or residents, and also reconsider the timing of
3 when you're building the bridge.

4 Thank you so much for your time and energy on
5 developing this wonderful new neighborhood.

6 Take care.

7 JEFF ROBERTS: Thank you. The next speaker is
8 Simon Gorelikov who's followed by Carlos Castro. You can
9 unmute yourself and begin.

10 SIMON GORELIKOV: Thank you. Thank you to the
11 Board, and thank you all the presenters for making this
12 happen. This was very interesting and insightful for
13 everyone who lives in the neighborhood.

14 So my name is Simon Gorelikov, and I am at 51
15 Loomis Street at the very -- the eastern tip of the
16 Quadrangle West area.

17 We moved here about six months ago with my wife
18 and two young children from Rindge Avenue, where we lived in
19 the apartment. And, you know, it seems like anywhere we go,
20 that major development follows us.

21 So, you know, the idea of moving from Rindge Ave
22 to a quieter place was obviously, you know, so the kids can,

1 you know, play in the street, have a little quiet yard and
2 also having a neighborhood.

3 So, you know, we have obviously have mixed
4 feelings because we are at the Loomis -- at the end of
5 Loomis Street. Our condos go from 51 to 63, and we're
6 virtually surrounded by Healthpeak development.

7 The area behind us is currently a DPW, and the
8 proposed site for a new DPW is going to be right in front of
9 us. So at least, at the moment, the DPW is somewhat, you
10 know, covered or hidden by this retaining wall that we have
11 in the back. So we can only really see it from, like, the
12 top, from the third floor. But at the proposed site, the
13 DPW will be, like, right in front of us. And there's -- at
14 the moment at least, there's no form of any -- like, no
15 barrier, and it's not the most pretty site to look at, all
16 the heavy machinery that they use, sometimes late at night.

17 So I think my question and concern is, you know,
18 the reason for the DPW location being at the site where it's
19 proposed to be. And if it's really the best site for it,
20 what are some of the mitigation strategies that can be
21 incorporated to somewhat insulate us from the noise, from
22 the visual appeal of the DPW.

1 And my second question is about Building C6, the
2 commercial building directly to the east of the -- you know,
3 the end of Loomis Street. The proposed height is 140'. It
4 feels awfully close to the -- to our -- you know, the end of
5 our property. So I'm just curious how does that align with
6 the Zoning height requirement? Because it feels like, on
7 the map, you have part of our property cut off. So you
8 start measuring, like, in the middle of it and it doesn't
9 really line up, at least from my perspective.

10 Again, thank you for your time, and we're looking
11 forward to working with you in the future.

12 Thanks.

13 JEFF ROBERTS: Thank you. And the next speaker,
14 and the last speaker with hand raised, is Carlos Castro. So
15 this will be the end.

16 If anybody thought they had their hand up and
17 didn't, or want to put their hand up, you can do that now.
18 I think there's maybe one or two more. You can go ahead.

19 CARLOS CASTRO: Hi. Good evening. So this is
20 Carlos Castro. I live at 35 Normandy Terrace, right at the
21 western edge of the proposed development.

22 So I would like to thank the Healthpeak team for

1 their presentations tonight and for this exciting project.

2 And I have a couple few questions.

3 My first question is about the buildings that are
4 adjacent to the residential areas and the planned buffers to
5 protect the residential areas from noise and light.

6 In particular, I was interested in parking garage
7 B1, and I was wondering whether there could be more details
8 about the final design and programming of the surrounding
9 area, including the proposed dog park and outline any
10 specific measures that will be used to mitigate noise,
11 headlights, or light spilling to the residential areas.

12 My second question is about connectivity, and I
13 wanted to see if there could be more details about, like,
14 specific pedestrian and bicycle connections between the Quad
15 and the Cambridge Highlands. I know there is one proposed
16 at Loomis Street. There seems to be another one at Blair
17 Pond. But more details on that would be helpful.

18 I had an additional question about estimated
19 timelines for Phase 1A, 1B, 2, et cetera, and those could be
20 helpful to understand.

21 And I was also wondering about recreational
22 facilities that will be available to the public in the new

1 planned parks in terms of basketball courts or tennis
2 courts. More details on that would also be welcome.

3 Then, finally, my last question is about
4 stormwater and drainage and whether the new proposed
5 construction may increase the amount of stormwater and
6 drainage to the Alewife Brook and Blair Pond, and whether
7 any kind of measures are planned in order to prevent
8 flooding and protect water quality.

9 Thank you.

10 JEFF ROBERTS: Thank you. And that appears to be
11 the last speaker, so I will turn it back over to the Chair.

12 MARY FLYNN: Okay. Great. Thanks, Jeff. And
13 thanks to members of the public who commented.

14 We're now going to move from public comment to
15 Board discussion. Additional written comments may be
16 submitted for the record. We've received written materials
17 from Staff at CDD, DOT, and DPW. And as was noted earlier
18 in the meeting, Staff from all three departments are here
19 and available to answer questions.

20 So let me start with the Planning Board questions.
21 And I'd like to try to keep it focused on questions for now
22 and try not to -- at this point, anyway -- drift over into

1 discussion, because we will get there.

2 So this can be for either Board or Staff. And
3 Mary, you have your hand up, so let's begin with you.

4 MARY LYDECKER: Thank you. So I think just
5 working off of one of the last public commenters, I was
6 wondering if the group could speak a little bit to the
7 stormwater management approach for the development; in
8 particular, maybe walking us through how that's going to
9 work all sort of -- as it's phased.

10 Are there any district-level strategies that will
11 serve the whole area? Is it -- are there any strategies
12 that are going to serve more than the area? So maybe just
13 talking to the stormwater approach.

14 And then my second question is relative to the
15 residential unit types. I think there is a question in the
16 CDD memo that touches on this, but it looked like your
17 numbers are based on an 850 square-foot unit, and knowing
18 that the City and community is looking to make sure there
19 are multifamily housing opportunities as part of residential
20 developments. And I love how much residential you're
21 including.

22 I was wondering if you could talk a little bit to

1 how you plan to work with the City or how you determine,
2 ultimately, especially with some of the early phase work,
3 what the unit mix is.

4 So those are two questions.

5 MARY FLYNN: Oh, great. Thank you, Mary. And I
6 think what we'll do is go one by one and answer the
7 questions as we go along because it gets very confusing, I
8 think, otherwise. So, Anthony?

9 ANTHONY GALLUCCIO: I'm glad you said that.
10 Because I was already confused.

11 MARY FLYNN: Oh. All right. Fine.

12 ANTHONY GALLUCCIO: Rylan, why don't -- thanks.
13 Thank you, Madam Chair. I think Rylan can start on
14 stormwater, and I would say he could also start on
15 residential, which is an interesting topic because no one
16 wants to do it more than us, but we do have some challenges,
17 and we want to make sure the Board's up-to-date with
18 economic conditions.

19 But Rylan, why don't you start on stormwater and
20 turn it over to anyone else that can add.

21 RYLAN SQUIRRELL: Yep, absolutely.

22 Right now, we're currently evaluating a variety of

1 different approaches to stormwater. As you mentioned, we
2 have quite a bit of land, and we are evaluating different
3 district solutions to stormwater.

4 But as we were digging into it, we realized that
5 the subsurface conditions across the Quad vary
6 significantly. So where a well makes sense in one place,
7 the Jellyfish makes sense in another.

8 So what we determined is that we need to spend
9 more time taking actual borings to understand subsurface
10 conditions. So we're working with H&A, who is our
11 Sustainability Consultant, who's very familiar with this
12 area and has done pretty much every development in the Quad
13 so far. We are going to get a handful of more borings
14 drilled, and then we'll be able to identify areas where we
15 can look at some district-specific solutions to accommodate
16 some of the subsurface conditions. They're a little bit
17 less conducive to certain stormwater management systems.

18 And then regarding residential unit types, as we
19 mentioned previously in R2, we're currently trying to make
20 residential work. And in doing so, we've gone through
21 Design on one of the first residential buildings, which will
22 be R2. That's at the corner of Fawcett, that elbow where

1 the bridge would be landing.

2 And through that design process, we ran a very
3 detailed unit mix analysis ran by Hines, which is a -- they
4 are a prominent residential developer all across the world.
5 And we honestly determined that this market would
6 accommodate larger units that would handle, you know, two-
7 and three-bedroom units.

8 So whereas, right now, we're currently holding 850
9 square feet per unit in the TIS and the Master Plan, in R2
10 the residential building, we're finding that about 1,000
11 square feet per unit makes more sense and is able to
12 accommodate the larger families that we see in this area.

13 Ultimately, we landed on 850 square feet per unit
14 because we just wanted to be conservative. Ultimately, that
15 number lands into our TIS, which -- you know, equals the
16 trips and the traffic impacts and everything.

17 So we added a little bit of conservatism there.
18 This isn't necessarily what we plan to building from a
19 marketing standpoint.

20 MARY LYDECKER: Thank you.

21 MARY FLYNN: Great. Rylan, how involved has the
22 City's Housing Department been in your discussions so far?

1 I know you've met with a lot of agencies, but have you
2 talked to Housing about needs in the city and mix of units,
3 et cetera?

4 RYLAN SQUIRRELL: I don't believe we have
5 specifically had a meeting with them just yet. As I
6 mentioned, it is very early on. We are still working
7 through the budgeting phase.

8 But once we get a better understanding of the
9 costs -- because right now the costs are quite difficult --
10 once we get those --

11 MARY FLYNN: Mm-hm.

12 RYLAN SQUIRRELL: -- under control and see if we
13 can move forward with that project, then we're going to
14 reach out to the City and have more detailed conversations
15 on use and need.

16 MARY FLYNN: Okay. Thank you.

17 Ashley, let's go to you.

18 ASHLEY TAN: Thank you, Madam Chair. I think most
19 of my questions relate to the presentation tonight. I'm
20 glad to see there have been changes to the plans, although
21 they were not what we reviewed. So I just wanted
22 clarification.

1 So the first one being: it seems like based on the
2 presentation tonight, the thought is that the pedestrian or
3 bike bridge over the rail lines would be in Phase 1, whereas
4 most of -- I think all the other docs we've been seeing have
5 mentioned it as Phase 2. So I just wanted clarification.

6 Similarly, I think the plans we saw or were
7 submitted had fewer or less neighborhood uses and retail
8 uses, and the one today had more -- maybe the northwest or
9 Quad and other areas. So I just don't wanted -- if you can
10 just briefly clarify that.

11 And then last similar question: I think the
12 materials we received noted closer to 5,000 parking spaces,
13 and the documents we saw today were around 4,600. Is that
14 right?

15 So if you all can just clarify that, I think that
16 would be helpful and helpful to some of the public comments,
17 too.

18 Thank you.

19 MARY FLYNN: Thanks, Ashley.

20 ANTHONY GALLUCCIO: Perfect.

21 MARY FLYNN: Anthony?

22 ANTHONY GALLUCCIO: Sure, thank you.

1 MARY FLYNN: Do you --

2 ANTHONY GALLUCCIO: Thank you, Madam Chair. I'm
3 going to just -- let's start with the thank you for your
4 attention to the neighborhood use presentation. I'm sure
5 Alison will be pleased that you were paying good attention,
6 Ashley. I would -- I can answer just high-level.

7 We show what's required under the Zoning, and then
8 we also show a more aspirational. Just, we're trying to be
9 -- and I don't want to refer to other projects that I
10 represent, but as time goes on, you find you really -- you
11 have to be intentional and honest about where you think
12 retail, or in this case neighborhood, uses can work.

13 So we did show locations that if it can happen, we
14 will deliver it, but we also were showing the required
15 75,000. So that's what I think you saw.

16 Rylan, do you want to just talk about the phase
17 question with respect to pedestrian connections?

18 RYLAN SQUIRRELL: Yep. And Ashley, I think -- I
19 believe I remember what you're referring to. David
20 mentioned that the bridge would come in Phase 1.

21 Technically, at the end of Phase 1, we would --
22 according to the Zoning -- we have to begin construction at

1 50 percent build-out of commercial per the Zoning. And then
2 we complete the bridge at 75 percent of commercial square
3 footage.

4 So while it doesn't get completed in Phase 1,
5 technically we have to start it at the beginning of Phase 1,
6 and then we have to finish it after about half of the
7 commercial buildings within Phase 2 are delivered.

8 MARY FLYNN: Okay.

9 ANTHONY GALLUCCIO: Yeah, and Madam Chair, can I
10 just -- also on the -- just while we're on that piece?

11 MARY FLYNN: Yeah.

12 ANTHONY GALLUCCIO: Member Tan, the energy that we
13 have focused on the bridge cannot be understated. And I
14 don't want to go into all the detail.

15 Ted, you raised this at the last meeting: We had
16 a long and lengthy process with the MBTA. It led to the
17 location that you see, which accommodates a Commuter Rail
18 stop. It also allows us to execute the bridge.

19 As we've said, the Zoning has a certain
20 requirement. Healthpeak would love to deliver the bridge
21 earlier. And those conversations have advanced.

22 We've also met with the City to enlist the City's

1 advocacy. And it's not that there's resistance or
2 opposition; it's just that the T has multiple priorities.

3 And I think -- we're working with the community as
4 well -- you heard community members speak to advocacy -- to
5 just make sure the T realizes how important getting the
6 bridge location and, in particular, this location is.
7 Because that's really central to the conversation. So
8 that's -- I just wanted to say that.

9 RYLAN SQUIRRELL: And then regarding your question
10 on the total parking spaces, I agree; it is a little
11 confusing. I think, Selma, by far, knows the best on the
12 number of parking spaces. So I'll let her take that one.

13 SELMA MANDZO-PRELDZIC: Yep. I'm happy to jump
14 in.

15 So the number of parking spaces we're proposing is
16 seven -- sorry, four, five, seven, eight. So 4,578. And
17 this is the shared demand.

18 And part of this is spaces that are already there.
19 So 650 spaces are already there. So the net new is about
20 3,288, if you're doing the math. And so, again, this is
21 shared demand.

22 If we were going with the maximum parking ratios,

1 that number is closer to 5,000, which is maybe what you're
2 referencing. But we're not proposing that 5,000 number;
3 we're proposing this lower shared demand number, which would
4 be able shave like 320 spaces through sharing of, as I
5 explained, office employees who kind of depart for the day,
6 and then residents can park in some of those spaces, and
7 also retail folks can share some of that as well.

8 ASHLEY TAN: Thank you. This is all very helpful.

9 MARY FLYNN: Thank you.

10 Ted, let's go to you next.

11 Ted, you're muted.

12 H THEODORE COHEN: Yeah.

13 MARY FLYNN: Oh, there you go.

14 H THEODORE COHEN: Yeah, thank you. Well, I want
15 to go back to the bridge.

16 MARY FLYNN: Mm-hm.

17 H THEODORE COHEN: And I was similarly confused
18 about the statement of Phase 2 or Phase 1, but now, since
19 you've indicated that Phase 2 -- at the beginning of Phase
20 2, you're probably only at 75 percent completion, given what
21 you know now, what year -- how many years from now do you
22 envision that this pedestrian bike bridge will actually be

1 usable?

2 So that's the number I would like to know right
3 now, and I realize all sort of factors can change. But
4 you're talking about a project over 10,20,30 maybe more
5 years, and I want to know whether we're closer to the 10-
6 year goal or the 30-year goal.

7 JAMES RAFFERTY: Well, Madam Chair, I could
8 address that for a minute. It's a relevant question.

9 But the threshold question, Mr. Cohen, is what
10 would be the estimate of the approval process with the MBTA
11 for the siting of the bridge? We've made it very clear this
12 is not going to cost the MBTA any money. It's going to be
13 paid for by Healthpeak.

14 And the MBTA, without being critical of them
15 publicly, have a tremendous amount of shifting priorities in
16 that location, including what they want to do with Commuter
17 Rail. And what we heard about for the first time around a
18 year into it is they're thinking around electrification of
19 the Commuter Rail and the need for them to retain as much
20 land as possible on their on their site in order to
21 accommodate future electrification of the rail.

22 Without getting in -- I don't want to describe

1 that as a monkey wrench, but it was a significant shift in
2 the focus of our discussions after more than any year,
3 without much mention of that concept at all.

4 So Secretaries of Transportation come and go.
5 Governors come and go.

6 H THEODORE COHEN: Yeah.

7 JAMES RAFFERTY: We are going to need the full
8 endorsement and activation of the City -- which, fortunately
9 we have -- and others, to make this a priority for the T.

10 So when we know when that process is over,
11 engineers can tell you how long it would take to construct
12 the bridge. That's the easy part. But the first part is
13 really the greatest riddle.

14 ANTHONY GALLUCCIO: Yeah. And let me jump in.
15 Jim, I appreciate that energy. On a little, little more
16 optimistic note, we went into meet with the City
17 Administration.

18 Ted, as you know, some issues don't make it to the
19 General Manager or to the level of evaluation that need to.
20 We are more confident now that the message is going to get
21 through to the MBTA. We know the City Administration is
22 very supportive of this bridge.

1 I would also say that I'm not going speak for
2 Healthpeak's investment team, but perfect world, Ted, the
3 City -- and this doesn't just speak to this particular area
4 of the City. And I was on the Council when we -- and the
5 Planning Board was part of this, when we unlocked Housing in
6 the special districts by adding density. Do you remember
7 that? And it worked?

8 H THEODORE COHEN: Right, right.

9 ANTHONY GALLUCCIO: Which is what -- right? So
10 there's probably another opportunity now to look at PUD
11 districts that have a lot of housing left on the table while
12 the lab environment is slow and say, "How do we kickstart
13 residential?"

14 Because what I would say is if Healthpeak was able
15 to get one or maybe two or maybe more residential buildings
16 going, it would certainly kickstart the development and get
17 Healthpeak thinking more and more about the bridge.

18 Let's also be slightly more optimistic that maybe
19 if the City continues to work with us, as they have, that as
20 the lab market warms up, which I think it will, you all have
21 done a great job giving us density along the railroad
22 tracks, which, as you know, is what made Cambridge Crossing

1 competitive.

2 H THEODORE COHEN: Yes.

3 ANTHONY GALLUCCIO: If we had not provided that
4 density along the railroad, we would never have been able to
5 market those buildings in a way that competed with not just
6 Kendall but Fan Pier.

7 So you've given us the tools, but those two things
8 have to happen. And Residential is not easy to make work,
9 as you know.

10 But we're -- so I just -- I don't want to make
11 this a housing advocacy meeting, although you've been a
12 great leader on housing. The way to get to the bridge is to
13 get housing going, and then hope for lab to just warm up a
14 bit.

15 H THEODORE COHEN: All right. Madam Chair, if I
16 could follow up on that?

17 MARY FLYNN: Please do, uh-huh.

18 H THEODORE COHEN: Slightly discussion that I was
19 saving, but both Mr. Galluccio and Mr. Rafferty have raised
20 memories. And so, when I first joined this Board as an
21 Associate Member almost 20 years ago, at my first or second
22 meeting, members of CDD Staff were talking how excited they

1 were that this pedestrian/bicycle bridge was going to be
2 built in the very near future.

3 So 20 years later, we're talking about a bridge
4 being built. And in the interim, there have been any number
5 of owners and developers of this parcel who have talked
6 about the bridge, and we have the -- you know, permitted
7 buildings that had areas for the bridge to start or to end.

8 And now you're still telling us that maybe the
9 bridge is going to happen 20 years from now? I would like
10 to know when this bridge will really, you know,
11 significantly exist and be working.

12 And I think if we're talking about Cambridge
13 Common or NorthPoint, that that really became viable when
14 the pedestrian/bicycle bridge was built in the area to
15 connect NorthPoint to -- across the tracks to the city, to
16 Somerville and Boston.

17 And so, I think for your development and
18 residential people and commercial people, who we want to
19 abandon their cars and take the T or take a bike or walk,
20 the bridge is a key element of it all. And until we know
21 when that's going to happen --

22 I think the plan is great. I'm very happy with

1 it, with a couple of small concerns. But I think the bridge
2 is such a key to this whole thing. And if the bridge is not
3 going to happen for some reason, then we've got to rethink
4 the entire process of what we're doing out there.

5 And so yes to Healthpeak and to the City and to
6 the T that I know can be difficult, but I've dealt with them
7 before, and I know if enough pressure is put on them, and
8 it's enough that it's worth their while, that they will give
9 in at some point and agree to something.

10 And so I think that's the really important thing
11 that you and we and the City all have to be aware of, that
12 the key to all of this is the bridge.

13 ANTHONY GALLUCCIO: Ted, can I --

14 JAMES RAFFERTY: Madam Chair, could I just
15 respond, because --

16 MARY FLYNN: All right.

17 JAMES RAFFERTY: -- just briefly, because --

18 MARY FLYNN: But I don't want to get -- let me
19 just say this: I don't want to get into a big debate over --

20 JAMES RAFFERTY: Yeah.

21 MARY FLYNN: -- this, right?

22 JAMES RAFFERTY: Yeah.

1 MARY FLYNN: Because we have a long way to go
2 tonight.

3 JAMES RAFFERTY: Right.

4 MARY FLYNN: So keep it very brief.

5 JAMES RAFFERTY: I appreciate and have empathy for
6 Mr. Cohen's skepticism. But I would only say that at this
7 point in the process, it's the first time we have Zoning in
8 place that incentivizes development.

9 So this is not a case you've got a developer
10 complaining about the cost. What's being proposed here by
11 way of a full build-up cannot be achieved without the
12 construction of the bridge.

13 So it stops at about 65 percent of what's proposed
14 here. We haven't seen that in the Zoning before here. So
15 it's a direct connection, and it's a credit to the structure
16 that the Working Group came up with in this district.

17 And I have to tell you, Healthpeak, if they could
18 sit down and write a check sooner rather than later, would
19 do so. It's just -- it's very -- it's very challenging.
20 And I'll say no more, and I apologize.

21 But it is -- there is a glimmer of hope. And I
22 will say the City administration is exercising the type of

1 influence that we believe they have.

2 I mean, ultimately -- it is a pejorative in some
3 cases -- people think the word "political" is a bad thing.
4 There is a political component to this.

5 MARY FLYNN: Mm-hm.

6 JAMES RAFFERTY: And we are exercising that at
7 many levels.

8 ANTHONY GALLUCCIO: Also, just want to add, Ted,
9 the funding mechanism for many years was thought to be the
10 City of Cambridge, and then developers would provide landing
11 areas like we did for Wheeler Street, et cetera.

12 When the funding mechanism changed brilliantly to
13 the private developer, that was a sea change. So now you do
14 have a private developer wiling to pay.

15 But I do want to just point out that during those
16 decades, the thought was that the City would pay for the
17 bridge, and that has changed. So there is some good news
18 that the City's not paying for it, but we do have an -- a
19 little bit of an economic slowdown.

20 Sorry, Mary.

21 MARY FLYNN: No, that's okay. I think, though,
22 you know, what this is leading to is what happens if the

1 bridge doesn't happen. And so, what are the backup plans in
2 terms of mitigation and managing the parking in and out?

3 Because you're still going to have a substantial
4 amount of development there, and a lot of people, plus
5 people living there who are going to want to come.

6 So I think the Board needs to have some level of
7 -- I won't say certainty, because nothing is certain in
8 this, but, you know, some level of knowledge of the fact
9 that there is a backup plan and really what the impacts are.

10 And I guess that comes through more out of the
11 traffic analysis that you're continuing to work on with the
12 Department of Transportation.

13 But I don't think anybody is suggesting that you
14 aren't doing everything you can. And I'm glad to hear that
15 the City is 100 percent behind it. Because it is, is as Ted
16 put -- I mean, really -- and you know that; you've said it
17 yourselves. It makes the project work.

18 But I think, from our perspective, we do need to
19 be thinking about what happens if that doesn't happen. So
20 enough of my speech.

21 Let's go on.

22 H THEODORE COHEN: I have a couple of other short

1 questions.

2 MARY FLYNN: Oh, I'm sorry, Ted. I'm sorry. Go
3 right ahead.

4 H THEODORE COHEN: So a very easy question, I
5 think. Given what I think is a real surfeit of parking, why
6 in the world would you allow parallel parking on New Main
7 Street when that should be purely a pedestrian/bicycle path
8 that could be opened or closed as necessary? I'm not
9 suggesting that cars couldn't use it, but why have parking
10 on it?

11 ALISON WILLIAMS: Can I take that question, guys?

12 RYLAN SQUIRRELL: Please do.

13 ALISON WILLIAMS: Okay. It's really -- data shows
14 that it's critical to urban street retail to have some level
15 of parking in front of it and/or drop-off area reserved. I
16 know that that's often perceived to be in conflict with bike
17 and pedestrian uses.

18 But we find that across the country, in many
19 cases, so long as we're preserving safety through design and
20 slow traffic mechanisms, it's really important to retail
21 success to have that -- in urban situations -- to have that
22 "drop in quickly" perception, even if it's hard to find a

1 space.

2 H THEODORE COHEN: Well, you have fortunately
3 raised my other question, which is given the status of
4 retail in the world today, and given the number of empty
5 spaces throughout the city of Cambridge, empty stores, who
6 do you envision is going to be in all these lovely, small
7 retail spaces that is going to give us this urban retail
8 environment?

9 And I know you're not -- don't have crystal balls,
10 but we've seen what's happened to retail over the past 10,
11 15 years, and I don't see any change to make it go any
12 better.

13 And there's a limit to the number of restaurants
14 and bars and barber shops and nail salons that you can put
15 into the city.

16 So, you know, I understand you've put this into to
17 the plan because this it's required, and you talk about it,
18 which is great, and I'd love to see it happen, but
19 realistically, how is this going to happen?

20 ALISON WILLIAMS: Yeah, I think two things are
21 critical to the success of this. One is flexibility, which
22 is really the benefit of the Neighborhood Use's Zoning

1 component that was established by the Working Groups.

2 That allows us to not just have specific types of,
3 like, small boutiques and restaurants as part of our ground
4 floor uses, but some more active ground floor uses that you
5 would see in a functioning city environment like -- things
6 like a dentist's office or day care or things like that that
7 are -- just will always be a required in-person activity.

8 H THEODORE COHEN: Mm-hm.

9 ALISON WILLIAMS: I think that retail ebbs and
10 flows in terms of its demand. And so that flexibility is
11 also important over time. Like you have said, Ted, I can't
12 predict, you know, five years from now if we're delivering
13 the first building or three years from now exactly what
14 we'll -- what retail demand will show up.

15 But what I can tell you is that, historically, if
16 we're designing spaces in the right way, in a collection of
17 them in a place, and we've designed the public realm
18 surrounding it to be the right way, and we underwrite the
19 retail in a way that allows our pro formas to support those
20 uses, I think that we'll be much more successful.

21 And so that's -- all of those components are key
22 to the plan that Healthpeak has put forward. I think

1 oftentimes what you see in terms of vacant storefronts,
2 unfortunately, is a) a factor of the market demand of the
3 use, but b) is a factor of the landlord's need to sustain a
4 value perception in their rent number for investors or for
5 the bank.

6 And so, if you had \$70 a foot in rent, and now
7 rent is really \$35 in order for the business to be
8 sustained, if you take that markdown, then you're taking a
9 markdown on the value.

10 And so, unfortunately, what we see often in cities
11 like Boston with a significant number of institutional
12 investors, is that they'd rather hold vacant storefronts
13 than lower their rent.

14 And I think what we have a responsibility to do
15 here is make sure that we're supporting affordable retail
16 uses, so that we can create vibrant environments and
17 community gathering spaces.

18 RYLAN SQUIRRELL: I think one key location within
19 our Master Plan that highlights what Alison is talking about
20 is New Main Street. New Main Street wasn't dedicated within
21 the Zoning. New Main Street wasn't something we were forced
22 to do.

1 It was truly the brilliance of David and Alison
2 first identifying, "Okay, where can we make retail viable
3 doing what all other developers don't do?" They start with
4 the retail, start with the public realm, and then you put
5 the residential and commercial around it.

6 Like that -- New Main Street came at a huge cost
7 to the lab, but David and Alison convinced us that it's the
8 only way for neighborhood uses to be viable. And it's the
9 only way that we're going to lease that space.

10 So, I mean, to be honest, this is -- I mean, it's
11 the best shot that we have. And we've assembled the team to
12 create the best possible future for this retail and for this
13 public realm.

14 JAMES RAFFERTY: I would add, Ted, that there's an
15 early canary in the coal mine in the process here. If we
16 proceed with R2 as planned as our first building, there's
17 ground-floor retail in that residential building.

18 And one of the reasons Alison convinced us of the
19 importance of it, it's across the street from the biggest
20 retail activity in West Cambridge.

21 H THEODORE COHEN: Mm-hm.

22 JAMES RAFFERTY: Saturday mornings, Sunday

1 mornings, during the day, Iggy's bakery is drawing
2 customers.

3 H THEODORE COHEN: Oh, yeah.

4 JAMES RAFFERTY: And that's not a coincidence that
5 this retail is located across the street from that magnus.
6 And if this -- these uses that Alison's describing, we're
7 going to get an early read on whether they can succeed when
8 we complete the first building.

9 H THEODORE COHEN: Well, thank you. That's a
10 better answer than I ever anticipated. So, you know, I
11 appreciate your candor about it all.

12 Mary, I'm done.

13 MARY FLYNN: Are you all set? Okay.

14 Let us move on to Dan.

15 DANIEL ANDERSON: Thank you, Madam Chair. So my
16 question has nothing to do with the bridge. So we can pass
17 on that. It does, though, speak a little bit to some of the
18 other connectivity.

19 So if we look at Mr. Manfredi's favorite diagram
20 of the connections outward, I'm thinking both pedestrian,
21 bicycle and vehicular, some of the connections, such as some
22 of our call-in members had over around C-6 back in --

1 [cough] -- excuse me, I'm recovering a little bit from a
2 cold -- as well as connections back over -- such as to
3 Trader Joe's and connections to ground transit and
4 commercial spaces, I'm kind of curious what conversations
5 have happened and how you guys are approaching making sure
6 that those connections through properties that are not yours
7 but are vital for making those affected and complete are --
8 you know, progressing.

9 And I think even internally, the Diagonal Park has
10 an aspirational piece to connect Smith Place to -- you know,
11 diagonally up, really, back up to the pedestrian bridge.
12 But I'm curious about how those conversations are going.

13 So there's one kind of question.

14 The other is following on the question about
15 community uses, and maybe the question is already answered
16 for me by Alison. But I would certainly hope to see some
17 community use or retail use in and around the Smith Park,
18 the triangular park. And I'm curious whether that just
19 didn't -- doesn't factor in for reasons that maybe were
20 discussed. But that certainly would be an advantage to
21 activating that park to having other ancillary uses there.

22 So I guess my second question is really, you know,

1 thinking about existing street patterns, existing transit,
2 maybe rather than thinking about community uses, further
3 back in -- I think that it was proposed around C-4 or -- I
4 can't -- I'm having a hard time reading the screen here, but
5 near R1, whether those uses might be more beneficial if
6 they're closer to Concord Ave.

7 So those are my two questions.

8 ANTHONY GALLUCCIO: Thank you. Mary, do you want
9 us to respond?

10 MARY FLYNN: Yes, please.

11 ANTHONY GALLUCCIO: Sure. I'm going to -- I'm
12 going to quickly start, because I get excited about the
13 Smith connection, and I think, in the past, we haven't done
14 as great a job as we could have kind of highlighting how
15 close we could be to area play spaces.

16 Courtney Kirk did a great job of grilling us and
17 getting us to get our act together to sort of walk through
18 that.

19 But we now have families that will walk around the
20 pond to get up to Glacken Field, right? And you can walk
21 down to what will be a new field at the new Vassal Lane
22 School.

1 But the Smith green space really becomes a gateway
2 and a connection for families, which is what City Staff
3 asked us to think about. I'll let Ryan talk a little bit
4 more about that.

5 At early meetings with the Finch Building, you
6 know, one of the things folks said was play space. They
7 talked about parking, too. I'll have to remind folks.

8 But that, that -- so some of the thinking as to
9 that gateway also involved a place where families can begin
10 to see the space as their own and not a corporate investment
11 only.

12 The other piece I want to mention is to your point
13 about Terminal Road. I just would say the leverage lies
14 with the City to really push Eversource to just open up
15 enough space that we can get bike and pedestrian connection
16 there. There is loading use that goes on by the back of the
17 mall, which is important to that owner.

18 But Eversource is getting a lot of pressure to add
19 substations and to add capacity.

20 But that really has to be a City push as to that
21 piece. We've just -- we've done studies showing what could
22 happen there, but Eversource is really critical there.

1 Rylan, do you want to talk a little bit more about
2 the connections?

3 RYLAN SQUIRRELL: Yeah. And I believe you're
4 referring to the connection from New Main Street over to
5 Trader Joe's.

6 So currently today, Toll Brothers' development at
7 55 Wheeler, they left space for a pedestrian walkway that
8 would get you from Fawcett Street over to Wheeler and, thus,
9 to Trader Joe's as well. We would be continuing that
10 pathway from Wheeler, right south of 55 Wheeler, through
11 where our -- the proposed parking garage is, and then that
12 would connect directly to New Main Street.

13 And then regarding the connection of the Linear
14 Park, you pointed out we don't control the entirety of the
15 Linear Park, but one of -- a partner of ours within Boston,
16 Davis, they own that parcel. And when they come in for a
17 special permit, we will work with them closely to continue
18 that Linear Park to make sure it continues through
19 seamlessly. And we've had primarily conversations with them
20 as well. So when they do decide to move forward with
21 development, the connection from Smith all the way up to the
22 bridge will be complete.

1 And we're going to -- more connection --

2 ALISON WILLIAMS: The last question was about the
3 retail at Smith.

4 DANIEL ANDERSON: There's just one more connection
5 -- sorry, Alison.

6 ALISON WILLIAMS: Oh, sorry. Yeah, go ahead.

7 DANIEL ANDERSON: So Loomis, is the proposal that
8 you'd be connecting a vehicular path or strictly pedestrian?

9 RYLAN SQUIRRELL: No.

10 UNIDENTIFIED SPEAKER: No.

11 RYLAN SQUIRRELL: It's strictly pedestrian and
12 bicycle only. We have a small switch back there since there
13 is a pretty significant grade change right on that corner.

14 One of the things that we've heard from the
15 Highlands community, many of which were participants in the
16 Alewife Working Group, was to not have a vehicular
17 connection at that location so there's no pass-through
18 traffic of people trying to avoid other parts of the city.

19 So that is primarily only going to be pedestrian
20 and bicycle.

21 And then I'm going to hand it over to Alison to
22 talk more about Smith Park retail.

1 ALISON WILLIAMS: Yeah. Thanks, Rylan. You know,
2 I think that, as I said before, at the end of the day, it's
3 really about how much we can control in one location and
4 what the opportunity is.

5 So I would say if we were in control of buildings
6 that were touching that park specifically, it would be
7 easier for me to recommend that we put some form of retail
8 there. I always think it's great when we can use commercial
9 uses to activate a park.

10 But we don't really have uses -- we don't have
11 building footprint that's touching it. And even then, we
12 only control small amounts of building footprint in that
13 area. And so the end result is we might end up with just
14 mediocre spread-out retail as opposed to a well-concentrated
15 group.

16 And so the dream would be, you know, you go get
17 your sandwich and your coffee and your lollipop and your ice
18 cream in the more concentrated zone, and then you wind your
19 way through the park on your bikes or walking down to, like,
20 a magical play space with your kids.

21 And so, that's sort of the -- the dream that we've
22 set forth. And maybe there are picnic tables and things

1 like that. But isolating a single use in that location
2 could be quite challenging in our opinion.

3 RYLAN SQUIRRELL: There's a Burger King on the
4 corner already. What more do you need?

5 COLLECTIVE: [Laughter]

6 ALISON WILLIAMS: We heard very clearly that if we
7 did control, the Burger King is not to leave.

8 DANIEL ANDERSON: We can hope that the activation
9 of the park helps maybe other abutters have some more retail
10 space. So thank you.

11 MARY FLYNN: Okay. Let's move on to Carolyn,
12 please.

13 CAROLYN ZERN: Great. Thank you, Madam Chair.
14 And thank you to everyone who presented.

15 A couple of questions, a lot around the parking
16 garages, specifically.

17 And the last time we met with you all, there was
18 retail screening, at least a parking garage that backs up to
19 the New Main Street. It looks like that is gone. So I
20 guess I want to confirm whether or not that -- there's
21 really no ground-floor retail in any of the parking garages,
22 and whether there is screening -- I don't think I saw

1 anything about whether there was screening for the garages,
2 but I'm curious about that.

3 The other questions that I had were -- and it may
4 be -- I may be jumping the gun on these, but I know for the
5 special permits, you're requesting a reduction of the Green
6 Roof Requirements and of the Flood Resilience Standards, and
7 I'm curious about why you feel the need to request those.

8 And then, lastly, on the residential piece, I was
9 curious if you were thinking about partnering with any non-
10 profit, affordable or mixed-income developers who might be
11 able to tap into other funding sources in these kind of
12 weird market blips to help speed along residential
13 development.

14 Thank you.

15 ANTHONY GALLUCCIO: That's great. Mary, since
16 David Manfredi is our most prominent presenter, I'm so
17 excited that he now has a question to field around parking
18 screening.

19 So David, wake up and come back.

20 And, Carolyn, that gives Rylan a little chance to
21 think about that affordable housing partnership which sounds
22 very exciting.

1 DAVID MANFREDI: So I will try to address the
2 parking structures. Look, we want to make the parking
3 structures buildings and not slabs that is what you
4 typically see, but it's very hard. Again, it's just another
5 financial burden to try to build multiuse parking
6 structures.

7 What our goal is: build a most efficient parking
8 structures, clad them, screen them in a way that makes them
9 feel like a building. And we can give you lots of really
10 good examples of that that have been done around the country
11 without trying to insert uses in them that just make them
12 more complicated.

13 We want to make them as visually small as possible
14 but also just think of them as architecture and not some
15 excuse for architecture.

16 But at the same time, you'll notice that we've
17 located them in ways where we hope, one, they're proximate;
18 but, two, they don't disrupt what might be a future path of
19 neighborhood uses.

20 I think the worst thing parking garages do is when
21 they're in an urban environment, they literally stop
22 pedestrian traffic in its tracks because they don't have

1 active edges.

2 You know, can we find opportunities over time
3 where you might insert something in the base of a parking
4 structure that actually activates that edge of the street?
5 Sure.

6 I think that when we try to -- we try to line
7 parking garages with residential uses, we complicate them;
8 we make them far more expensive; and we actually make them
9 bigger and, in some ways, how more offensive.

10 I think we want to make them good architecture.

11 MARY FLYNN: And then we had the Green Roof and
12 Flood Resiliency question.

13 ANTHONY GALLUCCIO: I'm not sure if we lost --
14 Rylan, are you still with us?

15 RYLAN SQUIRRELL: Yep. I'm here.

16 ANTHONY GALLUCCIO: All right.

17 RYLAN SQUIRRELL: John, can you take the Flood
18 Resiliency question?

19 JOHN MITCHELL: Yeah.

20 RYLAN SQUIRRELL: And then, Jessica, if you could
21 take the Green Roof, please.

22 JOHN MITCHELL: Yeah. So on Flood Resiliency,

1 there's a requirement that the first floors of buildings be
2 located above flood elevation. So the first floors of
3 buildings will be raised up approximately five feet above
4 adjacent grade.

5 There are some uses in those buildings that are
6 captured in that requirement. But we're trying to -- we're
7 asking for relief to keep them low. And it's things like
8 that you would want adjacent and flush to outside grade,
9 things like long-term interior bike storage and simple
10 accessory functions like dog wash. So instead of bringing a
11 dog -- a dirty dog into your house up ramps or stairs, we're
12 simply asking for relief to keep those two programs down at
13 grade.

14 JESSICA ZOFCHAK: And jumping in here for the
15 Green Roof item, this was really in context of, at this
16 stage, you know, we have looked at the Cool Factor and how
17 we're thinking about heat island across both the site and
18 building rooftops but proposing that we look at this as
19 buildings are developed on a building-by-building basis in
20 terms of how we're complying with Green Roof criteria.

21 Rylan, feel free to add anything to that you'd
22 like.

1 RYLAN SQUIRRELL: No, that was fantastic. Thank
2 you, Jess.

3 MARY FLYNN: Okay. Carolyn, are you good?

4 ANTHONY GALLUCCIO: We had one more on --

5 MARY FLYNN: Oh.

6 ANTHONY GALLUCCIO: -- on affordable.

7 MARY FLYNN: Oh! Right, right, right.

8 ANTHONY GALLUCCIO: Yeah.

9 MARY FLYNN: The most exciting question. Yes.

10 ANTHONY GALLUCCIO: Let's see. Let's see what
11 kind of courage Rylan has on this one, Mary. I'm curious
12 myself.

13 RYLAN SQUIRRELL: [Laughter] As I'm frantically
14 looking through my notes to see if I have anything.

15 Was it specifically regarding affordable
16 development, or was it any residential development?

17 CAROLYN ZERN: I had asked about affordable or
18 mixed-income, non-profit partners.

19 RYLAN SQUIRRELL: Mm-hm.

20 CAROLYN ZERN: You know, are there non-profit
21 partners that might be able to tap into additional funding
22 sources?

1 RYLAN SQUIRRELL: Yep. Yep. That's a great
2 question. And previously we've had conversations with HRI.
3 They're the group that developed the Finch.

4 CAROLYN ZERN: Okay.

5 RYLAN SQUIRRELL: And we've looked at some options
6 where we would identify a building that would be 100 percent
7 affordable that would be able to serve a variety of income
8 ranges, not just, you know, 80 percent of AMI or in that
9 range which you get for Inclusionary.

10 Those conversations ultimately stalled as we
11 decided to start moving through entitlement. But now that
12 we have a better understanding of what we're building, the
13 types of construction -- because, for instance, when we were
14 talking to them, they were only interested in doing five
15 over two development, which, as you notice, a majority of
16 our residential buildings are 13 stories.

17 We have identified a building that would make
18 sense for five over two. So that would be a prime candidate
19 for potentially an all-affordable building. We just would
20 have to reengage with them and adjust their numbers, since
21 those numbers are relatively old now, and see if that makes
22 economic sense.

1 CAROLYN ZERN: Thank you.

2 MARY FLYNN: Yeah. And I think, too, following up
3 on Carolyn's point and the earlier point about talking to
4 the Housing Department, I think -- you know, putting your
5 heads together in terms of creativity on this could be
6 helpful in moving the whole agenda forward.

7 The Affordable Housing Trust for the City is a
8 good funding source, and obviously they have a lot in their
9 pipeline, so I don't know how flexible they can be.

10 But I think, you know, they can certainly give you
11 a lot of advice in creativity. I mean, you probably have
12 that on your own but just as another source to go to.

13 Ashley, I'm just going to skip over you for a
14 minute because Diego hasn't had a chance yet. So Diego,
15 let's hear what your questions are.

16 DIEGO MACIAS: Great. Thank you. I have sort of
17 three questions. The first is expanding on Dan's comment
18 about the connections. And I was wondering if you could
19 speak a little bit on sort of the potential future
20 connections that sort of abut the railroad and connect to
21 Blanchard. And I feel like that would be really helpful
22 with some traffic concerns, and what the status of that

1 would be.

2 Another concern would be the noise concerns that
3 some of the public comments brought up, and how you're
4 looking at that, and how to address those concerns,
5 especially like the rooftop equipment.

6 And then, lastly, I guess this has come up -- this
7 had come up in your presentation, but the traffic on the
8 Concord on sort of the rotaries and on Blanchard Road are --
9 it's pretty bad. So I'm just wondering if sort of that --
10 it's expected to just get worse, or if you could speak a
11 little bit about some goals on how to mitigate that traffic
12 and reduce that load. Because I mean I'm not that a big fan
13 of all that parking that's going to come. I understand the
14 financial need for them, but, yeah, that traffic is only
15 going to get worse. And this is coming from someone who
16 doesn't drive; I just bike everywhere. So just -- those are
17 my questions. Thank you.

18 ANTHONY GALLUCCIO: Thanks. Mary, through you, so
19 --

20 MARY FLYNN: Mm-hm.

21 ANTHONY GALLUCCIO: -- we have, both Jim and I --
22 Jim grew up in the neighborhood; I lived in the

1 neighborhood. We know the traffic well.

2 I think one of the things that Selma indicated is,
3 you know, some of the mitigation, including the bridge,
4 lines up with commercial development, which would be --
5 would be more of the demand on traffic.

6 MARY FLYNN: Mm-hm.

7 ANTHONY GALLUCCIO: Diego, one of the balances
8 here is the good stuff doesn't come unless we get
9 commercial. And if we're not competitive for commercial
10 leases, none of the good stuff comes, right?

11 So the -- although we want to continue to look
12 towards less parking and help people who would love to build
13 less parking, we have to be competitive in terms of what we
14 offer to commercial tenants in the early phases, or we just
15 -- we won't get tenants.

16 With respect to Blanchard and that intersection,
17 if there was a solution to making it better, which we're
18 happy to study and look at, it's difficult for us to take
19 ownership for City and other intersections that are state-
20 owned.

21 I think one of the things we've agreed to do is
22 work with Traffic and Parking to study those and to -- you

1 know, to the extent that there's a -- some kind of a new
2 design that would help reduce traffic, we would work with
3 the City and certainly consider contribution.

4 But the big investment here comes by way of the
5 bridge and trying to get folks over to the Red Line. Ted
6 mentioned the bridge at CX, which gets folks to the Orange
7 Line.

8 We're kind of putting all our chips on the table
9 for that, but I did think one of the public commenters had
10 the quote of the night where he said, you know, "I don't
11 expect traffic to get machine worse or much better."

12 A lot of that traffic is pass-through traffic. So
13 we're trying to figure out a way to how do we build a great
14 new community and neighborhood with all this good stuff
15 without being dissuaded because of existing exceedances in
16 some of these areas.

17 But we're going to continue to work with Traffic
18 to look at where we should study and how we can be helpful
19 without making commitments that we can't deliver on.

20 I don't know if -- Jim, do you have anything to
21 add to that?

22 JAMES RAFFERTY: No. I mean, I think as it's

1 noted in the Traffic Department Memo, there is the
2 recommendation that we participate in the Concord Avenue
3 Corridor Study, and a lot of that analysis will inform
4 improvements there.

5 ANTHONY GALLUCCIO: Good. And just to transition
6 to noise -- and I want to give the people who called in a
7 lot of credit; I always am fascinated that folks don't spend
8 more time on construction during the permitting. So kudos
9 to those folks.

10 This is not that stage, but I can assure you that
11 Healthpeak's community process is also a reflection on how
12 they will operate during construction.

13 I think, you know, developers that show through
14 the permitting process that they're going to communicate and
15 keep going back and let folks know what's going on usually
16 follow suit during construction.

17 And a lot of it has to do with not just following
18 City Ordinances which are in place, but to make sure that
19 folks know exactly what's coming when and to work with folks
20 when issues come up.

21 So, Diego, one thing I can say is, like, I hope
22 you'll take solace in the fact that Healthpeak has sort of

1 proven that communication and relationship is critical.

2 And I appreciate, you know, it's hard living
3 through construction. It's difficult. Jim and I have
4 managed that with a bunch of different developments, and
5 it's essential to the process.

6 Jim, do you want to --

7 RYLAN SQUIRRELL: And Anthony, it --

8 ANTHONY GALLUCCIO: Yeah.

9 RYLAN SQUIRRELL: -- it may be worth mentioning
10 that Acentech is -- we have -- upon our team, we have
11 Acentech. They are an acoustician. They're actually based
12 in Cambridge. They do a ton of work in the city for us and
13 for other architects.

14 We've identified the baseline noise, ambient noise
15 in all proposed buildings, including rooftop equipment.
16 We'll be compliant with the Cambridge Noise Ordinance, and
17 so, you know, that consultant exists as part of the robust
18 team that has been assembled, and it's been folded into the
19 thinking of the projects as we design through them.

20 ANTHONY GALLUCCIO: Good. I think Diego also
21 asked about the Multi-Use connection along the tracks.

22 MARY FLYNN: Yeah.

1 ANTHONY GALLUCCIO: So, Diego, we love that for so
2 many reasons. I know, you know, Elkus really -- and Rylan
3 and Healthpeak worked on that. I would file that under
4 picking our fights with the MBTA right now.

5 And the first one is to make sure we get the
6 bridge location. We have not given up on the Multi-use
7 connection, but that also involves MBTA easement and
8 property interests.

9 So we are still hopeful, but we're really trying
10 to get their attention and focus on the bridge. I don't
11 know if John or David want to speak to that a little more.

12 JOHN MITCHELL: Yeah. I'm happy to talk about the
13 Multi-use Path. So we don't actually control all the land
14 that the Multi-use Path can be put on, Diego. However, for
15 the sections that we do control, like for example in the
16 northwest Quadrant where we're planning on relocating
17 Mooney, Healthpeak is proposing adding that section of the
18 Multi-use Path.

19 And then if negotiations or talks with the T end
20 up positive, we can deliver the extensions to the west as
21 well as to the east.

22 But it's really contingent on the T being at the

1 table and actually helping out with -- by providing the land
2 or granting an easement.

3 JAMES RAFFERTY: Yeah. We're making such great
4 progress on the bridge, but we've been holding off twisting
5 their arm on the path, to be candid.

6 The good and the bad news is we don't own it, but
7 we know who does own it, and what we're proposing and
8 drafted over a year ago was an MOU that was going to cover
9 those paths, creating easements on those paths and the
10 bridge.

11 But suffice it to say that the focus and attention
12 has shifted, candidly, nearly entirely to the bridge in the
13 last six or eight months.

14 But it's -- in the big picture thinking, and when
15 we were talking to them about it over a year ago, they were
16 nearly appeared. They had done what's called a "canvas"
17 through the EOTC, the Transportation Secretary's office, but
18 it wasn't needed.

19 This shifting priority around the electrification
20 of the Commuter Rail is a long priority and goal for the T,
21 but it's become very prominent in their decision-making.
22 And that's what's slowing [it.]

1 They're not saying they won't do it; they're just
2 saying, "We need to know more about how much of that land we
3 need to keep within our control before we can commit to
4 giving us an easement."

5 MARY FLYNN: And do they have a process for
6 figuring out how much land they need?

7 ANTHONY GALLUCCIO: We're in sort of purgatory,
8 Mary. Yeah.

9 MARY FLYNN: Yeah.

10 ANTHONY GALLUCCIO: We're in a little bit of
11 purgatory, and, you know, I don't -- we don't want to really
12 speak too much for the T, because there's a bunch of stuff
13 going on there. It's easier just to say that when you get -
14 - when we get an hour with them, it was clear to them that
15 we should focus on the bridge, so, you know, trying to
16 surmise whether it's a spatial issue or it's a precedent
17 issue. And, to be honest, we may be dealing with different
18 folks in a year, so --

19 MARY FLYNN: Right.

20 ANTHONY GALLUCCIO: And I will say, Cambridge has
21 a great relationship with the T. So I know we sound like --
22 I don't want sound like we're off-putting responsibility,

1 but, you know, the State reps and the legislators and the
2 Governor, they see Cambridge as an important place. So the
3 more the community rallies around things, the more likely we
4 are to get their attention.

5 JAMES RAFFERTY: And to Anthony's point, there's a
6 precedent there that we're relying heavily upon, and that's
7 how the City stepped up on the Green Line Extension --

8 MARY FLYNN: Mm-hm.

9 JAMES RAFFERTY: -- when that was stalled. And
10 that relationship and the goodwill that was created there is
11 paying dividends in these conversations with the T.

12 MARY FLYNN: Good. Good to know. All right.
13 Thank you, gentleman.

14 Okay. So we have -- it looks like we have two
15 more follow-up questions or sets of questions, and then I'd
16 like to try to move it into discussion.

17 So, Ashley, let's go to you.

18 ASHLEY TAN: Thank you, Madam Chair. Hopefully,
19 they're quick questions. First one is -- and this might be
20 actually a Jeff or a Staff question, but am I correct that
21 if Healthpeak is -- I mean, we do want this bridge, but in
22 the event it does not -- my memory is that the developer can

1 just contribute money; is that correct, instead of actually
2 building a bridge?

3 And then my second question is is there a reason
4 why Smith Park, which I'm excited about, is not in Phase 1,
5 along with the -- I can't remember which buildings it was,
6 but the residential buildings, and why it's separately in
7 Phase 2?

8 Thank you.

9 ANTHONY GALLUCCIO: I'm happy to let Jeff answer
10 that, just because we haven't heard from him. What was the
11 second one, Ashley?

12 JAMES RAFFERTY: Smith Park.

13 MARY FLYNN: It was about Smith Park and why it's
14 in Phase 2 --

15 JEFF PARENTI: Okay.

16 MARY FLYNN: -- instead of Phase 1.

17 ANTHONY GALLUCCIO: And that's a good question.

18 Ashley, I will start to say we have to begin
19 construction on that bridge as long as commercial
20 development is moving along. So if the commercial
21 environment doesn't warm up, we're all going to have
22 different priorities.

1 I just -- I mean, I just hate to say it, but if it
2 doesn't pick up, then conversations are going to really
3 change around City priorities. I'm sure the bridge is going
4 to be our biggest concern, but I'm -- we're still so hopeful
5 that we get there.

6 JAMES RAFFERTY: And, Amy (sic), to your earlier
7 question, we're pursuing a PUD infrastructure, PUD Special
8 Permit. So it's -- there's not an option to buy your way
9 out of it. So, unfortunately, the consequence of failing to
10 deliver the bridge is a halting of development. Right?

11 So that's -- that means that the bridge is not
12 just an altruistic move on the part of the developer; it's
13 critical for the long-term success of the project.

14 JEFF PARENTI: Yeah. There's about 1.3 million square feet
15 of commercial tied behind that bridge, which is a
16 significant amount. And this -- hopefully this gives you
17 some solace, but ultimately understand I'm a developer, so
18 some skepticism I'm sure is warranted. But we completely
19 understand that the viability of this market hinges upon
20 that pedestrian bridge. This market, as many of us have
21 noticed, would be relatively tough to build and invent this
22 type of development that we're talking about right now and

1 invent this market without such a large investment in
2 infrastructure to allow more people to come to this area.

3 So we're completely aligned on bringing the
4 bridge. And we honestly want to bring it as soon as
5 possible. It just requires us to have some large
6 commercial buildings being built so we can fold in
7 the significant investment of the bridge into that
8 construction.

9 But we plan on bringing it in as soon as possible.

10 MARY FLYNN: Okay.

11 ASHLEY TAN: Thank you. I just wanted to confirm,
12 you know, it's not something, you know, 20 years down the
13 line; it's just the payment instead. Okay.

14 JAMES RAFFERTY: Yeah.

15 ASHLEY TAN: Thank you.

16 JAMES RAFFERTY: Right.

17 JEFF PARENTI: Yep.

18 MARY FLYNN: Ah --

19 ANTHONY GALLUCCIO: Rylan --

20 MARY FLYNN: -- okay.

21 ANTHONY GALLUCCIO: Rylan, did you want to talk to
22 Smith, the Smith Park? I thought -- I think --

1 RYLAN SQUIRRELL: Yeah.

2 ANTHONY GALLUCCIO: -- Ashley, you also asked
3 about that.

4 MARY FLYNN: Yes, she did.

5 RYLAN SQUIRRELL: Absolutely. And the reason why
6 Smith Park is in Phase 2 is the same reason why the bridge
7 starts -- or finishes in Phase 2. We were trying to
8 maintain an Open Space Requirement that's consistent with
9 Zoning. I believe it's 20 percent of land area needs to be
10 open space.

11 Since we're delivering the Mooney Quad, which has
12 that significant open space within the Quad, we're in well
13 excess of that requirement. So Smith Park was pushed into
14 Phase 2 to even out the two phases. It's purely a Zoning
15 Requirement decision.

16 Ultimately, when we're improving Smith Place (sic)
17 it would probably make sense to do them at the same time,
18 but right now, it's based on Zoning.

19 MARY FLYNN: Thank you. Carolyn?

20 CAROLYN ZERN: Thank you so much. I will try and
21 be quick. Just a -- really a point of clarification for
22 Selma, actually.

1 You had mentioned, I think, as one of the traffic
2 mitigation measures, a shuttle maybe running from the site
3 to -- it's a 25-minute walk from Iggy's to Alewife.

4 So whether it's, you know, from somewhere in the
5 middle of the site maybe at one of the parks right now or at
6 a future -- until the bridge is built at least, is the
7 shuttle something that you guys are considering? It wasn't
8 in the narrative that I can see. So I'm curious to hear if
9 that's really in the docket.

10 SELMA MANDZO-PRELDZIC: Yeah, and I can -- I can
11 definitely start. So there is an existing TMA,
12 Transportation Management Association, that operates in
13 Alewife, and they do have shuttles that they run.

14 We met with them, and we are working with the DOT
15 Staff on figuring out what that coordination wants to look
16 like so that -- and Healthpeak wants to support kind of the
17 shuttle piece as well, so what that was to look like.

18 We're also proposing -- when we're talking about
19 curbside uses or parallel parking spaces, it also includes
20 planning for shuttle bus stops, you know, making sure that
21 there is infrastructure available for people to actually
22 know where these buses stop so that they end up using them

1 so that we can get people out of cars.

2 So there is a system already out there, and we're
3 working with the Staff to figure out how we can kind of fold
4 into that and how we can support that to continue that
5 growth. Yep.

6 CAROLYN ZERN: Thanks.

7 MARY FLYNN: Very good. Okay.

8 All right. So I think now we can move into
9 discussion after all those questions. And as we go over the
10 project, just a reminder that both in the CDD memo and as
11 Jim pointed out in the memo, and then he kind of reiterated,
12 what actions the Planning Board, or things they need to
13 think about this evening.

14 And, you know, one is does the proposal at a
15 concept level generally meet the criteria of the PUD and the
16 Alewife Overlay District Zoning Requirements, as well as
17 sort of relate to all of the other Planning studies that
18 have been done for the area.

19 And then probably most importantly tonight is for
20 us to focus in on whatever revisions, modifications, or
21 additional detail we would like to see in the Final
22 Development proposal. This is really our opportunity to

1 give them as long a checklist as we can think of.

2 And I guess, you know, the three memos that we
3 received -- one from Community Development, one from DOT,
4 and then Public Works -- all have additional information
5 that they are requesting, and I think the memos have been
6 pretty comprehensive.

7 So I would say, as a starting point, we would say
8 respond to all of those points and provide responses to the
9 information that's been requested.

10 But above and beyond that, if you have other
11 things that you'd like to add, please do.

12 So with that, who would like to begin the
13 conversation about the preliminary determination?

14 [Pause]

15 Don't all jump at once. [Laugh]

16 Okay. Ashley.

17 ASHLEY TAN: Thank you, Madam Chair. I can start
18 us to kick things off. But I guess, first off, thank you to
19 the proponents for your patience. I know it's been a long
20 haul since -- or even before the moratorium, I guess. And,
21 yeah, so I really appreciate that.

22 I love the New Main Street idea. I appreciate

1 your commitment to the pedestrian bridge, and it's
2 definitely something we would unlock, you know, at least
3 especially the Northwest Quad of Alewife.

4 And I'll speak for myself. I think there's still
5 some large, larger tweaks that I think need to be done
6 before -- or, you know, more information I would want to see
7 to feel comfortable.

8 And others may disagree, but for me it's kind of
9 two big buckets. Maybe they fall into three. But one, as
10 we all know, it's the amount of traffic and cars.

11 And the other, I think the Northwest Quad can use
12 improvement. It currently reminds me a lot of what we
13 already see, but -- you know, we've gone through this whole
14 process of Planning to Zoning in efforts of not recreating
15 something we already have but wanting to see something that
16 would really improve the neighborhood.

17 And so, on those buckets, on the mobility and
18 traffic side, I know this is out of their control, but
19 anything to do progress both the pedestrian bridge and
20 Terminal Road I think would be very helpful.

21 You know, especially given how concentrated -- I
22 know this is out of your control too, but -- given how most

1 of the commercial buildings are in the Northwest Quad, and
2 that currently is a 1.4 mile walk to Alewife, which I don't
3 think is a reasonable walk; it's, you know, 35 to 40
4 minutes.

5 And so, just, you know, I think we'll need more
6 information about cars, whether or not there is going to be
7 shared parking, what the commitments are to whether it's
8 improving the existing shuttles, running more shuttle
9 services, especially on weekends. I think that's all we --
10 things we need more information on.

11 And in terms of the Northwest Quad, both in the
12 plans that we have seen, and even the ones tonight, there is
13 very little retail. I think there's one space for retail
14 neighborhood uses, and if that's going to be in Phase 1, you
15 know, I hope the tenants and the residences there will have
16 more than just one option of neighborhood use.

17 And that kind of leads me to, I think it will be
18 helpful to see in that corner whether or not Quad can, I
19 guess accommodate, you know, food trucks or have more closet
20 space so that there can be a little more active uses there
21 until that bridge is built, and there's more connection.

22 What else?

1 Otherwise, I definitely agree with everything in
2 the memos. I think -- yeah, a careful look at that. I know
3 the Staff has put in a lot of effort, and -- but I
4 definitely would love to see what can be -- what creative
5 things can be done about just really activating the
6 Northwest Quad, what can be done about traffic and
7 transportation.

8 I will say this is probably the first time I've
9 seen a memo from the Department of Transportation that has
10 serious concerns in many years.

11 And so anything to alleviate our concerns I think
12 would be helpful to make the findings we need to make to
13 grant a special permit.

14 Thank you.

15 MARY FLYNN: Thank you. Appreciate the comments.

16 Ted?

17 H THEODORE COHEN: Thank you, Madam Chair. I
18 guess my first question is for Ashley. Are the things you
19 want to see things you need to see before we can make the
20 preliminary determination? And you're shaking -- you're
21 nodding your head yes.

22 ASHLEY TAN: Yeah. And this is rare coming from

1 me, because I think normally if a project is 60 or 70
2 percent there, I think tweaks can be done to get us there.

3 But in this case, you know, whether it's the
4 parking count, the traffic, even a TDM -- you know, I read
5 all the entire TIS, and there's just things like -- I know
6 we talked about today, like the amount of garages without
7 active uses.

8 At least this is my perspective. I think there
9 can be work that needs to be done to be able to say that all
10 six -- that we can make all six findings. But that's just
11 me, so.

12 H THEODORE COHEN: Okay. No. I just was curious
13 where we were in the process, and where you wanted us to be
14 in the process. And that's fine, from my point of view.

15 Because I think as a Board, if, you know, one or
16 more members felt strongly that they needed to see
17 additional information before making a determination, that
18 we've generally gone along with that.

19 That's fine. And I would be fine with, you know,
20 say continuing this matter until you get the additional
21 information or whatever we all want to get.

22 Personally, I would be prepared to make the

1 preliminary determination. I think the proposal is
2 basically good, basically sound, and I have no reason to
3 question the sincerity of Healthpeak and what they've said
4 to us tonight.

5 I certainly think we need to incorporate
6 everything that was in all of the memos, and I personally
7 would like to see a shifting of the delivery of the bridge
8 to Phase 1.

9 Obviously, you know, we can't guarantee that, but
10 if -- you know, if it were shifted to Phase 1 to hold
11 Healthpeak's and the City's feet to the fire, as it were,
12 that obviously there would be procedure for amending it or
13 continuing it if things were moving apace.

14 But I hate to be in the situation where we're 10,
15 15 years down the road and get to the point, "Well, the MBTA
16 will never give us this." So, you know, if we were to
17 approve it now, I would still want to see in the final plan
18 a shifting.

19 I also think I would like to see a reduction in
20 the parking. It seems that it's just way too much, and that
21 -- you know, we've been trying to limit parking, you know,
22 for the past number of years everywhere. And it would seem

1 to me this is a great -- with the bridge, this is a great
2 transit community, a transit-related project that doesn't
3 need as much parking. And we're doing away with parking in
4 many, many other areas, and I think we found that in, you
5 know, a lot of the projects we approved over the years where
6 we had mandates of the amount of parking we needed, that
7 there are vast, empty parking lots.

8 And, you know, if we could do less parking, then
9 some of the parking structures can be lower, perhaps, and
10 that can address some of the other members of the community
11 and their comments.

12 Really, those are my comments right now. I
13 thought the Staff memos all incorporated pretty much every
14 question that I had.

15 MARY FLYNN: Yeah, they were --

16 H THEODORE COHEN: But I am perfectly willing to
17 say that if, you know, one or more members had strong
18 feelings about it, I'm perfectly happy to go along with
19 that, too.

20 ANTHONY GALLUCCIO: Madam Chair?

21 MARY FLYNN: Let me get through this first,
22 Anthony, and then we'll see where we are.

1 ANTHONY GALLUCCIO: Thank you.

2 MARY FLYNN: I know that there are issues in terms
3 of wanting to continue the hearing. So let's go Mary next.

4 MARY LYDECKER: Great. Thank you. And thank you
5 to everyone who -- so many of you have clearly been involved
6 in this process for so long, and it really shows across the
7 different disciplines and layers of the project.

8 I would also reiterate that the Staff memos, all
9 three of them, were extraordinarily detailed, and I know you
10 are looking at those closely. And so, I'm just going to
11 touch on some that are touched on there but I would like to
12 see developed.

13 One thing that struck me as I was looking at this
14 -- and oh, I'll start by saying it's such an opportunity
15 like you framed. You have all -- so much land here to
16 really make this impact. You're also doing something
17 incredibly hard in that this land is not all contiguous; it
18 is fragmented.

19 When I was looking back at the Alewife Design
20 Guidelines, what struck me is that the massing and
21 development for this area within that was much more oriented
22 towards perimeter buildings with kind of courtyard or

1 landscape on the interior right, which really allowed the
2 building face to come up to the street a bit, like, to the
3 west -- or sorry, to the east between Wheeler and Fawcett
4 Street, you know, how that has kind of more of its interior
5 quality.

6 Okay. Now that can sometimes have a challenge in
7 that you're creating publicly beneficial open space that
8 kind of seems semi-private. Do people use it? Do they not?
9 It's a type of development -- you know, it kind of -- it has
10 a quality to it.

11 But David, as he teed up kind of these five
12 pillars that he's looking at, talking about or thinking
13 about, I was struck that No. 2 was new Public Realm, and
14 then No. 4 was Publicly Beneficial Open Space that's
15 connected. And, to me, I feel like you guys really want
16 those things to basically be connected, right? If you're
17 kind of fragmenting the concept of it, it's showing up a
18 little bit.

19 MARY FLYNN: Okay. Wait, we can't hear you for
20 some reason, Mary.

21 MARY LYDECKER: Can you hear me?

22 H THEODORE COHEN: Yes.

1 MARY LYDECKER: Okay.

2 MARY FLYNN: Yeah. We can. You can --

3 MARY LYDECKER: Okay. Parks and the Publicly
4 Beneficial Open Space, it's very hard to tell what is what.
5 And I think it's inhibiting placemaking and a sense of
6 you've arrived somewhere. Obviously, we've all talked about
7 the biggest challenge there is the Diagonal Park, right?

8 I know you don't own the in-between, but the two
9 pieces that you do own don't really talk to each other,
10 right, other than the idea that you could create a path in
11 the longer term.

12 I'm not going to dwell on it too much, but I know
13 the memo talks about the way that R2 intersects these axes
14 between New Main Street, Diagonal Park and the bridge. I
15 think that continuing to just workshop that.

16 Because, I mean, what a fundamentally, you know,
17 grounding framework if you could get those axes to work from
18 a public realm in a visual perspective to anchor the
19 development around it; not just your properties, but you're
20 having this opportunity to set up the framework for the
21 other parcels, right?

22 And so what I'm struck by is because the Alewife

1 Guidelines were much more about these perimeter buildings
2 with somewhat more interior or open courtyards, you didn't
3 get nearly as much kind of residual landscape as what I see.

4 I see buildings that are up against the street.
5 But then, like, say C3; you look at that and you think to
6 yourself, "What is that landscape behind it that would be
7 going up to a fence to a property?" that hopefully they --
8 you know, it's a little bit like it's not -- I'm hoping to
9 see a little bit more assertiveness about how you are teeing
10 up the future development for what you don't own.

11 And right now, it feels like because you have this
12 New Main Street concept, which was so eloquently described
13 in terms of how that seems most viable, it's near the other
14 energy and it's -- you know, going to have the most teeth to
15 actually work.

16 But then to the upper west, it looks kind of like
17 a mini Cambridge Crossing or office oriented. I very much
18 worry about -- I totally buy that residential -- retail will
19 would be so hard there. But I also worry that it's going to
20 feel kind of like a lagoon in an empty office park on the
21 weekends next to the parking deck.

22 So it feels to me like you have three different

1 kind of development moments and just continuing to use the
2 public realm to tie it together. Because it's such an
3 interesting moment you guys have. And I think this just
4 also goes to the placemaking and the sense of identity.

5 And I know that this is a bit of, like, kind of
6 the development. So we have the Smith Park, the New Main --
7 everything's a bit intentionally generic, and I think you
8 can hold that.

9 But I do feel like there's this quality of being
10 between Fresh Pond and Alewife this, like, intensely nature
11 aversion, and you're in this kind of light industrial area.
12 I think there's something very cool and immersive and key to
13 the identity and placemaking that I am hoping you guys can
14 lean into a little bit because I think that would just be
15 really compelling, you know, both for the visioning and
16 helping to tie these different pieces together.

17 Again, I'm not going to dwell on your bridge. I
18 am hoping that once you get the check from MBTA, you know,
19 it's such a cool, fun design project. You guys are going to
20 have fun designing that once you get the okay.

21 You know, just making sure that it ends up feeling
22 like a welcome crossing. And I know you're -- you know,

1 you're getting the grade change, and you're towing the line,
2 but if we could get those axes and that crossing; and
3 ultimately, once you get the okay, that's going to be such a
4 key kind of -- could be a really key identity piece to the
5 whole site as well.

6 And so there's kind of a node moment over there by
7 Iggy's, which is also like the anchor of this whole area.
8 We all love going there. And I think as Alison described,
9 that's the first thing that happens. That would just be an
10 amazing kind of little collective node, especially if that
11 connectivity piece, as Ashley and Ted have talked about,
12 could really be pulled to the fore. It's, like, how
13 transformative that could be.

14 So those are things I'm hoping to see. Paired
15 with that, also just a little bit more detail, as I think
16 you've talked about, relative to where are the other
17 recreational pieces around. You guys did a good job of
18 sharing where the big piece connections were. Now I'm kind
19 of wondering, well, but if you lived there, where is the
20 other playground?

21 And that's actually something to think about.
22 Right now, you have these two -- you talked about these kind

1 of two little play areas; I think don't be afraid to
2 consolidate things. I'd rather have one cool playground
3 that I can go, and my kid can hang out for an hour than two
4 or three scattered that, you know, might not be as much of a
5 destination.

6 So that's maybe just an idea of don't -- I
7 wouldn't be afraid to make some destinations here that feel
8 like they add to this bigger network. I'm hoping to see a
9 little bit more of that.

10 I am excited about the potential for residential
11 being part of this first push, and I would encourage -- and
12 it sounds like you're doing all the right things and talking
13 to the City, working out what can be done and so just
14 continue to do that. We appreciate it. The City
15 appreciates it. The communities do.

16 This is such an opportunity to get density. I
17 like the density that I'm seeing and what you're doing. I
18 would lean more towards Ashley who fully read everything on
19 the parking. I can't figure out why it's so much parking,
20 but, of course, that also struck me. Four parking garages
21 just felt like something we don't see a lot these days. So
22 just, I'd like to see more information on that, just

1 unpacking how do I explain that to my neighbor, right? Help
2 me. Help me have the easy description.

3 And I think that's it. I mean, I feel like, like
4 I said, you all have Ben working on it. I think that the
5 intent is there to get -- you know, to get something great
6 for the city. I'm just hoping to see a little bit more on
7 those topics.

8 MARY FLYNN: Thank you, Mary. So it sounds -- and
9 I don't want to put words in your mouth, but it sounds as
10 though you're at a point where you feel like a preliminary
11 recommendation is doable this evening, but, you know, and
12 that the additional information can be part of the final
13 plan.

14 Is that -- am I summarizing your position
15 correctly? Yeah, okay. Thank you. All right.

16 Carolyn? Let's go to you next.

17 CAROLYN ZERN: Great. Thank you. I want to
18 reiterate my appreciation for the whole team that presented
19 tonight and for the Staff that put together the memos: CDD,
20 DOT, DPW. They're really wonderful. So I endorse. My plus
21 1 goes to all of those.

22 There are three kind of areas that I am hoping to

1 see more on. The first is one of the reasons that maybe
2 there's -- what I see as an excess of parking. Someone
3 mentioned that, you know, without shared uses, it's 5,000
4 spaces -- it would be 5,000 spaces; with shared parking it's
5 about 400 less, less than 400 less. And I've never seen
6 shared parking be less than 10 percent of the total amount
7 of parking, the total parking count.

8 So I would really encourage you to drill on on
9 that, really see if you can't reduce that by more. I've
10 always seen it in multiples of where you are in terms of the
11 total parking count reduction.

12 I do want to reiterate the -- I think it's DPW and
13 CDD memos about looking at district-wide energy and
14 district-wide stormwater reduction.

15 And then I also want to push on and build on what
16 Mary Lydecker was saying about really community-building and
17 being specific to Cambridge learning lessons from the
18 Seaport redevelopment that felt like Main Street USA, and it
19 could -- it was all very kind of generic-brand retail on the
20 ground floor that could have been plopped down anywhere.
21 All due respect to anyone on these teams that worked on
22 that.

1 But really driving community. I'm really excited
2 to see what you're going to do that really builds community.
3 A bunch of the public halls talked to dog parks. [Laughter]
4 And I'm all for children's playgrounds, but as a dog owner,
5 nothing builds community like dog parks. But child care and
6 libraries and, you know, where -- please expand on how
7 you're kind of thinking about really building a neighborhood
8 and building community and not just having a Main Street,
9 USA.

10 And that's it. Thank you.

11 MARY FLYNN: Thanks, Carolyn.

12 Dan?

13 DANIEL ANDERSON: Thanks, Madam Chair. And I'm
14 not sure as an Associate Member whether I'm voting on the
15 finding or not, but certainly --

16 MARY FLYNN: You will be tonight.

17 DANIEL ANDERSON: All right.

18 MARY FLYNN: You will be, Dan.

19 DANIEL ANDERSON: I'm very appreciative of the
20 materials that were put forward and certainly feel I would
21 be supportive. I think there are tweaks. There are pieces
22 that I want to second on my other Committee members'

1 comments.

2 I think that they are more or less tweaks. I'm
3 glad that district energy was brought up; that was on my
4 list on sustainability.

5 And I guess I would be also curious to know if all
6 the buildings are going to be meeting a Passive House,
7 including the commercial buildings.

8 I know that it's particularly challenging around
9 R&D lab space with the ventilation requirements. So that's,
10 I guess, maybe more a question that could be addressed at
11 some point.

12 But I really would like to see some more active
13 use. I know that we've mentioned that previously. Mary's
14 mentioned it. I was pleased to see some clear delineation
15 of some active use spaces. I think somebody even mentioned
16 whether there'd be the possibility of rooftop on parking
17 structures.

18 I know that that may be a reach, but we
19 desperately, citywide, need active green space; and I think
20 for this to be a really vibrant community, it's -- it would
21 be a real loss not to have more. I think that those are the
22 sort of social gathering spaces, right? Whether it's

1 schools, kids, sports, dogs, right? Those are the things
2 that really bring communities together. So I'm really
3 hopeful that there would be a commitment to some more active
4 recreation spaces.

5 I think, as Carolyn mentioned, I really would love
6 to see some strategies for parking and traffic reduction.
7 We're all suffering from it. And I think, you know, to
8 Ted's point, we're really having a hard time with projects
9 that are coming forward with parking. We just saw one from
10 affordable housing with surface parking. It's just -- it
11 baffles me.

12 And I know that there's a strong economic
13 component. And you've got to be able to make this work, but
14 if there's a strategy for ways to see this reduction over
15 time, I would really love to see that.

16 Maybe more minorly, I'd like to see a little bit
17 more development of the space between the commercial and
18 residential buildings in the -- on Main Street.

19 I was pleased to have visited Barcelona again last
20 year and was really struck by the spaces between buildings.
21 That crossing that happens there I think could benefit from
22 some breathing room. And I think that it kind of goes a

1 little bit more to my other thought about building types.
2 Mary mentioned this.

3 But right now, these are all very block buildings,
4 especially tall buildings. And so this is more an
5 architectural piece, to David and his team. I mentioned
6 previously how much I appreciated the buildings along
7 Wheeler Street and their kind of thinner profile and ability
8 to allow some landscape and open space to break up the
9 massing.

10 And I know that if -- although this is a Master
11 Plan -- unless some thought is going into it in terms of how
12 these are viable, and if we're really going to be looking at
13 Building R2 as being a first building out of the gate, I
14 really put it out there as a challenge to say how do we
15 avoid this just being a -- what are we looking at, 12-story
16 block, right?

17 It just would be really unfortunate not to have
18 something a little bit more plastic, I'll say.

19 And then the very last piece -- I know these are
20 small pieces, but in the Northwest Quadrant, I really feel
21 strongly that -- and this is maybe my Urban Design opinion
22 here, but if Building C4 ever rotated 90 degrees, I think

1 that that green space would be significantly improved.

2 I think that the ability to have retail working
3 there, opening that space up to south light would be a vast
4 improvement. So I would encourage you just to look at that
5 a little bit more -- a little bit more carefully.

6 I think that's it on my list. I'm really looking
7 forward to seeing it come back. I want to see this move
8 forward as quickly as possible. So thank you.

9 MARY FLYNN: Okay. Thank you, Dan.

10 Diego?

11 DIEGO MACIAS: Just to reiterate what other
12 Planning Board members have said, the Staff memos were
13 great, and the presentations today were really great. it's
14 just so much information, and it's almost hard to grasp
15 everything. And I think that it's -- I have two main
16 comments.

17 Well, first off, I would like to say I think I'm
18 okay with the preliminary determination. I think what I've
19 seen so far is a lot of maybes for some stuff that's going
20 to come through, but I think if everything does come
21 through, which is sounds like -- I'm kind of an optimistic;
22 I hope it's going to come through -- that I think this is

1 going to be a really great asset for the city. I think it's
2 going to be able to great development.

3 But my two comments are, first, is the parking. I
4 think it's a lot. And it makes sense that it's needed, but
5 I'm -- I guess I'm just looking for more opportunities to
6 make the parking more understandable and, I guess,
7 community-driven. So I like the ideas of having some
8 recreational activity on the roofs. I know that's
9 difficult. Or perhaps some flexibility on -- since this is
10 such a long development, and it's going to be, you know,
11 decades, that there's some measuring going on with the first
12 parking structures that are built.

13 We've seen a lot of projects where parking has
14 been moved, has been sort of -- has to be removed or, you
15 know, borrowed from other places. It's great to see that
16 flexibility come through, and hopefully that comes through
17 with happens with the development of these parking
18 structures.

19 And then the second comment I have is sort of to
20 piggyback on Mary's comments. This development's so large,
21 I had a hard time understanding the placemaking that was
22 happening. I don't have any issues with some of the designs

1 I have seen so far for the parks and open space and Main
2 Street. But it's hard at this scale to connect to it,
3 because I'm familiar with -- like, across the street and
4 Fresh Pond, there's Maher Field, and there's a really great
5 meadow, and that -- I forget what it's called, but I'm so
6 connected to those because I'm always there.

7 So I can just envision myself going into this
8 development, and I really just kind of want to understand
9 that more. But I think those are my two comments, just to
10 placemaking and some flexibility in the parking.

11 Thank you.

12 MARY FLYNN: Okay, thank you. Let's see. So I
13 want to get back to Ashley in a minute. I think we've heard
14 pretty much from everyone. Are there any final comments?

15 No. Okay.

16 So, Ashley, I think the things that you're looking
17 for in terms of additional information regarding the traffic
18 and the northwest Quad, et cetera and the pedestrian bridge
19 are things that we all want to see.

20 I don't know -- you know, we have to issue a
21 determination within 21 days. So I'm not even sure that
22 it's possible for the team to put together all of that

1 information in 21 days.

2 So, you know, as Ted has noted in the past,
3 usually -- you know, if one member has reservations, we tend
4 to go that way.

5 But I just want to circle back and see if, where,
6 you know, all the other Board members have similar concerns,
7 if you would be okay proceeding with a preliminary
8 determination tonight, knowing that the information is
9 coming in the final.

10 ASHLEY TAN: Yeah. No, I --

11 MARY FLYNN: And if you're not, that's fine too.

12 ASHLEY TAN: No. Thank you, Madam Chair. Yeah,
13 I'm flexible that -- you know, definitely I'm in the
14 minority, and so I'm flexible with going with the Board.
15 and I guess my big concern is just if we move forward, I
16 hope the proponent will, you know, do their best.

17 But I think my fear is always once we move forward
18 with something, there won't be a, you know, good try to
19 change or substantially try to change on these -- I think my
20 big thing is the parking.

21 And yeah, I'm -- you know, I'm --

22 MARY FLYNN: [simultaneous speech]

1 ASHLEY TAN: -- [laugh] no, I'm happy to go ahead
2 --

3 MARY FLYNN: Yeah.

4 ASHLEY TAN: -- with the Board, but that's the big
5 one because -- yeah. I mean, I'm just thinking about every
6 time we've had especially the affordable housing projects,
7 you know, we'll just get a different iteration of the same
8 answer on the second round, and so -- yeah.

9 MARY FLYNN: Okay. Well, let me ask the project
10 team, then. Is there any information that you could provide
11 to Ashley sooner?

12 ANTHONY GALLUCCIO: Yeah.

13 MARY FLYNN: -- that would help to --

14 ANTHONY GALLUCCIO: I think --

15 MARY FLYNN: -- make her feel better?

16 ANTHONY GALLUCCIO: Madam Chair, I hate to see --
17 Ashley, you're stressed. You shouldn't be. We made a
18 collective decision with Ryan McKinnon and working through
19 the DOT, the new -- I'll refer to it by the new name, "DOT
20 issues," and we all sort of agree that we didn't have to GE
21 the PTDM done for preliminary determination.

22 So, unfortunately, the memo outlines all the

1 issues that we're continuing to work on. It doesn't mean
2 that we're resistant to any of them. And I think there's a
3 will by the team to work through the majority of them.

4 Diego, we agree as -- and Jim has stressed
5 throughout the conversations -- as the project goes on,
6 flexibility's going to be key, utilizing shared parking as a
7 garage gets built. And we, too, want to see traffic
8 addressed at different points of intersections.

9 So I think, Ashley, you have our strong
10 commitment: We would not have come tonight if we didn't
11 think we were going to get to a PTDM agreement with DOT. So
12 we just -- we wouldn't have wasted Healthpeak's resources,
13 time and money if we didn't think we were going to get
14 there.

15 We just -- we got to a point where we agree with
16 Ryan, "Yeah, let's keep working on it," because we have some
17 additional issues to work through. You have our full, good
18 faith commitment that we will do it.

19 So there's a way, I think, to get to a good place
20 on all of those issues.

21 And just to add, Mary, you also raised a bunch of
22 issues that since we had that pre-filing meeting, Madam

1 Chair, we then went and met with Staff -- all the different
2 Staffs: Retail, Open Space, Parking -- and we actually made
3 a lot of progress. But those changes didn't show up in
4 tonight's presentation, because they weren't in the filing.

5 So I think you're going to be really pleased when
6 you see a lot of those issues -- particularly, Mary, the
7 issue around R2 even in the Mooney area, are going to be
8 addressed to your satisfaction. We just -- we thought that
9 would be part of the next phase.

10 So, Ashley, please have faith that, you know, we
11 will get there on PTDM; we're confident of that; and that
12 all those issues are contained within the PTDM Memo.

13 Hopefully, that helps. We do -- I do want to say
14 Healthpeak -- we're trying to keep Healthpeak motivated and
15 inspired to continue to keep moving forward. So we would
16 appreciate a vote on the preliminary determination tonight.

17 ASHLEY TAN: Definitely understand.

18 ANTHONY GALLUCCIO: [Laughter].

19 MARY FLYNN: Also, Ashley, you don't have to vote
20 with the majority. You know, always remember that. I mean,
21 we generally tend to always vote kind of as a group, but
22 it's not a requirement, so --

1 JAMES RAFFERTY: Madam Chair, if possible, for one
2 minute, I just want to remind Board members and Ms. Tan
3 included, there's months of work left to be done. And
4 before --

5 MARY FLYNN: Oh, yes.

6 JAMES RAFFERTY: And when the Final Development
7 proposal comes before the Board, there will be memos from
8 CDD, Traffic and DPW just like there were today.

9 But rather than memos asking for information, they
10 will contain requirements being imposed upon us, conditions
11 necessary for approval. So that's an ongoing negotiation
12 that's taking place.

13 And all the vote tonight allows us to do is to
14 move into that phase of the process, and it --

15 MARY FLYNN: Mm-hm.

16 JAMES RAFFERTY: -- is very critical that we're
17 able to continue the momentum we have now.

18 So since we were asked and given a chance to
19 speak, and I know we're in deliberations, I'm going to stop
20 talking.

21 Thank you.

22 MARY FLYNN: [Laughter] Well, your point was well-

1 taken.

2 So anyway, Ashley, I think you have enough
3 information from people to make a decision for yourself.

4 I don't have really anything to add in terms of
5 additional information requested, because I think everybody
6 sort of hit on the big things.

7 The parking: You know, usually I'm the one who's
8 saying you need more. Here, I'm taking the other position;
9 I think you need less. And so, I'd like to see further
10 analysis on that.

11 Obviously, an update on the bridge.

12 To some -- whatever extent you can put sort of a
13 timeframing on this whole thing. I know it's hard. So, you
14 know, maybe it's a range, you know, assuming best and worst
15 cases. But just to give the Board some level of comfort.

16 And may I also say that, you know, we change
17 schedules all the time on PUDs based on economic conditions
18 and other things. So to the extent you can give us some
19 guidance on that, it would be helpful.

20 Dan, you have your hand up again.

21 DANIEL ANDERSON: Yeah, Thank you, Madam Chair.
22 Just I appreciate Attorney Rafferty's and Galluccio's

1 encouragement on this, and, as I said, I'm inclined, very
2 much so, to support the finding -- the determination.

3 I'm just curious if Staff, Jeff, or others had
4 anything to add.

5 MARY FLYNN: Oh, sure. Mm-hm.

6 DANIEL ANDERSON: So.

7 MARY FLYNN: Yeah.

8 JEFF ROBERTS: I'll just add -- in terms of the
9 process or in terms of -- I think in terms of the content, a
10 lot of it's, you know, covered in the memos. In terms of
11 the process, yeah, it's a little bit of an unusual process
12 for the Planning Board. I think we're used to sort of just
13 getting all the information and then, you know, making a
14 decision, so this sort of two-step process of the
15 preliminary determination's a little strange.

16 But it is really meant to be kind of I think of it
17 sort of a gatekeeper staff of, you know, is this -- you
18 know, should this just stop here? Is the plan not really
19 consistent with what the Planning in the area calls for? Or
20 should it move forward to a real special permit
21 deliberation, at which point the Board will have to make not
22 just the findings that the Board will kind of have to make

1 at a general level tonight, but the Board will also have to
2 make findings that the application responds to the specific
3 requests for information that have been, you know,
4 enumerated in the preliminary determination.

5 So we feel like, you know, if the Board has very
6 specific things that you want to see more of, then, you
7 know, that making that next step and going to the final plan
8 makes sense.

9 And, you know, if we can -- if we can update the
10 PUD process somehow, at some point in the future to make
11 that piece little bit clearer, then maybe we will. But this
12 is what we're working with, and, you know, nothing about the
13 preliminary determination dictates what the final result
14 will be, and all of these issues that the Board has brought
15 forward will have to be discussed at that point.

16 DANIEL ANDERSON: Thanks, Jeff. That's super
17 helpful.

18 MARY FLYNN: Okay. Anyone else on the City Staff
19 want to make any comments at this point? Is there anything
20 that we're missing? Again, the memos were so comprehensive,
21 I can't think of what we could be missing. But, you know,
22 if something has occurred to any of you tonight, now's the

1 time to speak up.

2 Okay. I'm not seeing any hands. So all right.

3 So what we need to do, then, it sounds as though
4 we have a majority of Board members who are willing to make
5 the preliminary determination approving the development
6 proposal.

7 But first, we have to make the findings that are
8 listed in the CDD memo on page 3, the PUD Approval Criteria
9 of Section 12.35.3.

10 We have to make the findings that the proposal
11 conforms generally with development controls in the PUD
12 District, conforms with adopted plans and guidelines for the
13 neighborhood, which would include things like the Alewife
14 Overlay District Quadrangle Zoning, the Envision Cambridge
15 Plan and other Planning -- Alewife Planning studies and
16 documents that had been referenced in the memos.

17 And that the proposal provides benefits that
18 outweigh negative impacts considering site design and
19 integration of land uses, building types and density,
20 preservation of natural features, compatibility with
21 adjacent areas, area and types of open space provided,
22 amenities for the broader community, traffic flow and

1 safety, utilities and infrastructure, impact of existing
2 public facilities, and potential fiscal impact.

3 I think, you know, what we've heard tonight is
4 that, in general, there's been a long process. There's been
5 involvement from the community.

6 The proposal does generally conform with the
7 controls of the district. And I think we've had a robust
8 discussion on the benefits and the negative impacts that we
9 want to see mitigated.

10 So are we comfortable making the findings that I
11 just outlined this evening? And if you could all just raise
12 your hands or nod yes or no?

13 Okay. Yes, yes, yes, yes, yes.

14 Okay. All right. So then, let me just see where
15 we are here.

16 So okay. We've talked about adding in all the
17 Staff Memo conditions and then the conditions that were --
18 not conditions, but the suggestions and requests for
19 additional information that were put forth tonight.

20 So with all of that information included, is there
21 a motion to make a preliminary determination approving the
22 development proposal based on the Board's finding that the

1 applicable Zoning Criteria are met, and with the request for
2 modifications and additional information?

3 And whoever wants to make the motion, if you would
4 first just state your name?

5 H THEODORE COHEN: This is Ted. So moved.

6 MARY FLYNN: Thank you, Ted.

7 Could I have a second, please?

8 CAROLYN ZERN: This is Carolyn. Second.

9 MARY FLYNN: Thank you, Carolyn.

10 Okay, Jeff, could we have a roll call vote,
11 please.

12 JEFF ROBERTS: And I believe you said this before,
13 but just to make it official, to appoint --

14 MARY FLYNN: Oh, I'm sorry --

15 JEFF ROBERTS: -- an Associate member --

16 MARY FLYNN: Dan, yes.

17 JEFF ROBERTS: -- to substitute for Tom
18 Sieniewicz, who's absent.

19 MARY FLYNN: Correct, yes. I am appointing Dan
20 Anderson as a substitute to vote on this finding and
21 determination.

22 JEFF ROBERTS: Great. Thank you.

1 So with that, on that motion, Ted Cohen?

2 H THEODORE COHEN: Yes.

3 JEFF ROBERTS: Mary Lydecker?

4 MARY LYDECKER: Yes.

5 JEFF ROBERTS: Diego Macias?

6 DIEGO MACIAS: Yes.

7 JEFF ROBERTS: Ashley Tan?

8 ASHLEY TAN: Yes.

9 JEFF ROBERTS: Carolyn Zern?

10 CAROLYN ZERN: Yes.

11 JEFF ROBERTS: Dan Anderson?

12 DANIEL ANDERSON: Yes.

13 JEFF ROBERTS: And Mary Flynn?

14 MARY FLYNN: Yes.

15 [All vote YES]

16 JEFF ROBERTS: So that's all seven designated
17 members voting in favor.

18 MARY FLYNN: Excellent. All right. Well, thank
19 you to everyone. To the team, the project team, the City
20 Staff, to the Planning Board members who spent a lot of time
21 reviewing materials and having a good discussion tonight,
22 we look forward to seeing the team back sometime in the

1 future, but you've got a lot of work to do before that
2 happens, so --

3 JAMES RAFFERTY: Sorry to have kept you from the
4 Salt Shed. I know that's an important matter for you.

5 MARY FLYNN: Well, you know that will probably
6 take us another three hours, Jim. So, you know.

7 ANTHONY GALLUCCIO: I was honored that we were --

8 MARY FLYNN: [simultaneous speech] too.

9 ANTHONY GALLUCCIO: I was honored we were ahead of
10 DPW. I don't want to aggravate Cara.

11 COLLECTIVE: [Laughter]

12 ANTHONY GALLUCCIO: Thank you.

13 JAMES RAFFERTY: Thank you. Thank you very much
14 --

15 ANTHONY GALLUCCIO: Thank you for everything --

16 JAMES RAFFERTY: -- members --

17 ANTHONY GALLUCCIO: you guys.

18 JAMES RAFFERTY: -- Madam Chair.

19 COLLECTIVE: Thank you.

20 MARY FLYNN: Very welcome. Thank you to everyone.

21 UNIDENTIFIED SPEAKER: Thank you.

22

1 * * * * *

2 (9:52 p.m.)

3 Sitting Members: Mary Flynn, H Theodore Cohen, Mary
4 Lydecker, Diego Macias, Ashley Tan, and
5 Carolyn Zern

6 MARY FLYNN: Okay. So let us move on, then, to
7 Agenda item No.2, which is -- was just noticed, is a public
8 hearing on -- for the proposed replacement of the salt
9 storage shed and site improvements at 79 Sherman Street by
10 the Department of Public Works.

11 And Jeff is going to begin by summarizing why this
12 is before us.

13 JEFF ROBERTS: Yes, thank you. Jeff Roberts
14 again. And this is a public hearing. It's a little bit of
15 an unusual one that we don't see that often, but this
16 relates to Section 4.25 of the Zoning Ordinance, and it
17 relates to Non Open Space projects proposed in an Open Space
18 Zoning District.

19 So the Department of Public Works is proposing
20 replacement of the existing salt shed, along with some site
21 improvements within the existing footprint of the use in --
22 which is within Danehy Park.

1 And the process is to hold a public hearing and to
2 make a report with recommendations that gets filed with the
3 City Clerk. So it's an advisory process.

4 In addition to this process under Section 4.25,
5 the Replacement Salt Shed, because it's a new structure --
6 it's a demolition of the existing structure, replacing it
7 with a new structure -- the new structure will require a
8 special permit and dimensional variances for the Board of
9 Zoning Appeal, and that is a public hearing that's scheduled
10 for May 14.

11 So this can be a bit of a twofer as we've listed
12 it. So in addition to the 4.25 hearing that the Board has
13 to conduct and make an Advisory Report, the Board could
14 decide if you want to transmit any recommendations to the
15 BZA.

16 MARY FLYNN: Okay. Thank you.

17 The presenter this evening, I believe, is Aoife
18 Viglianti on behalf of the City. And if you would please
19 introduce your -- the project team and begin your
20 presentation.

21 AOIFE VIGLIANTI: Hello?

22 MARY FLYNN: And if I mangled your name, I

1 apologize.

2 AOIFE VIGLIANTI: That's okay. It's Aoife
3 Viglianti. I work for Capital Buildings for the City of
4 Cambridge. My team here tonight is Tyler from Weston &
5 Sampson, his colleague --I'm just looking across here to see
6 who's left at this late hour. I'm not sure.

7 TYLER COFELICE: Billy Bender. Yeah.

8 AOIFE VIGLIANTI: Oh, Billy's still here? Okay.
9 And then we have my colleague, Nick Stout, Brendon Roy, and
10 John Nardone still here to represent DPW.

11 Tyler's going to present the information with --
12 of the application.

13 TYLER COFELICE: Yep.

14 AOIFE VIGLIANTI: Thanks, Tyler.

15 MARY FLYNN: Thank you.

16 TYLER COFELICE: All right. So good evening,
17 everybody. My name is Tyler Cofelice. I'm Project Manager
18 for Weston & Sampson, working with Aoife on this project.

19 So I'm just going to go do a quick overview of the
20 project that was in our application, and then we'll just
21 open up for some questions.

22 So just to orient everyone, the red outline there

1 is the limits of Danahey Park, and it's in the Open Space
2 District.

3 Our project is focused in this portion, where
4 we'll be replacing the salt shed, doing some minor, like,
5 reorganization and operational improvements, as well as
6 modifying an existing access road for emergency vehicles to
7 access the park.

8 So we'll be focusing on this part of the project
9 on the site.

10 So this is the Existing Conditions Plan. We've
11 got the salt shed in the main center of the building, and we
12 have the brine operations off to the left here.

13 Right now, it's split up with two main uses. The
14 green area is mainly used by the DPW; and DHP, who maintains
15 the ball fields and does some maintenance around the park,
16 has some storage in this portion of the building.

17 What we're proposing to do is to replace the salt
18 shed somewhat in kind. We're going to be increasing the
19 storage capacity to help with, snow fighting operations, and
20 we're consolidating the DPW use kind of in one area and
21 giving the DHP their own area off to the side.

22 We're also improving the wash -- vehicle washing

1 area for the DPW employees. And, I mean, overall, that's
2 pretty much what we're proposing to do, along with
3 stormwater improvements for the site.

4 The existing Salt was built in 1990. It's a high-
5 arch gambrel with a -- you know, wood push walls. And we're
6 replacing it with a newer salt shed with a slightly
7 different design but roughly the same -- we're going to be
8 matching the same height.

9 And we're adding new spaces for the DPW operations
10 that includes a bathroom, brine equipment room, and a small
11 little break room for the DPW operators to break in during
12 snow operations -- long snow ploughing operations.

13 And that's kind of the overview of the project.
14 So, much simpler than the previous one.

15 MARY FLYNN: Yes. Yes. Kind of a nice way to
16 wrap up the evening. Short and sweet. Good. Thank you.
17 Okay. So this is a public hearing.

18 So any members of the public who wish to speak
19 should now click the button that says "Raise Hand." If
20 you're calling in by phone, you can raise your hand by
21 pressing *9.

22 As of 5 p.m. yesterday, the Board had received no

1 written comments on this case.

2 I'll now ask Staff to unmute the speakers one at a
3 time. So first let me see if there are any speakers. If
4 there's anyone who wishes to comment on this proposal,
5 please raise your hand now.

6 Okay. Seeing none, I believe we can proceed,
7 then, with the Planning Board discussion. So Board members,
8 do you have any comments or questions for Staff?

9 And I don't see any questions. Oh, wait, Dan.
10 Mm-hm?

11 DANIEL ANDERSON: Thank you, Madam Chair. So I
12 think my biggest question here is I'm just reading through
13 the report and looking at analysis of alternate sites. I've
14 always wondered why this structure and salt facility was
15 located here at Danehy, and all I'm seeing in the writeup
16 here is that no alternative sites have been identified. So
17 I'm kind of just asking for some detail --

18 MARY FLYNN: Mm-hm.

19 DANIEL ANDERSON: -- on what process the City went
20 through in terms of identifying alternative sites for this
21 project.

22 And I guess in light of our previous conversation

1 and the identification of uses potentially specifically for
2 DPW at Alewife, you know, given, again, a constraint on Open
3 Space and Active Recreation, I would highly prefer that to
4 be happening at Danehy than a salt shed.

5 So maybe Staff can speak to the site selection
6 alternative process.

7 MARY FLYNN: Sure. Who from DPW, or -- I don't if
8 Tyler is still on, but I think it's probably someone from
9 DPW. Aoife, is that something --

10 AOIFE VIGLIANTI: Sure.

11 MARY FLYNN: -- you can do, or do you want to --

12 AOIFE VIGLIANTI: Yeah, is -- I would like if John
13 Nardone could address this.

14 MARY FLYNN: Sure.

15 AOIFE VIGLIANTI: Thank you.

16 MARY FLYNN: Mm-hm.

17 JOHN NARDONE: Yeah, I -- hi, folks. John
18 Nardone. I think just to answer the question about the
19 Mooney Street parcel and what you folks just reviewed, I do
20 want to -- I do want folks to keep in mind that, you know,
21 currently DPW is renting a lot of property out at that site,
22 and we are taking up about four to five acres of land, where

1 we have a lot of equipment spread out.

2 When we finally do get to build on the Mooney
3 Street -- what I'm calling "the Mooney Street site," but the
4 Healthpeak site, we are down to one -- just over an acre.
5 It's about 1.2 acres.

6 So that site will be specifically used for our
7 streets and sewer operation. It will house the equipment
8 that they use there. But there really is no extra space to
9 keep salt.

10 This particular salt shed, you know, we're looking
11 at about a 2,000-ton capacity. Right now, the existing salt
12 shed is a little shy of that. It's about somewhere between
13 1,200. If we were to really stuff it to the gills, it's
14 about 1,500.

15 We do have some other satellite spots around the
16 city. There is one up the street, Sherman Street, that
17 we're going through a process now that will eventually house
18 some other folks that we have at Mooney Street, and then we
19 have a location at Webster Ave.

20 Again, it's about an acre. It's very much
21 residential. That's a temporary site for us that will
22 eventually be turned over for a housing project.

1 So I guess the short answer is, you know, we're
2 not a big city to begin with, and the properties that DPW
3 controls are actually pretty small.

4 As Tyler mentioned, this Salt Shed has been here
5 for almost 40 years. Before my time, I think it was a
6 convenient and accessible location for us to run those
7 operations. So I hope that answers the question.

8 MARY FLYNN: Mm-hm.

9 DANIEL ANDERSON: Not especially. I understand
10 that the Mooney Street and Alewife was -- just came up
11 because -- so I appreciate your description of that not
12 fitting feasibly.

13 Was there a more in-depth process to evaluate
14 sites that gave us some sort of site selection alternative
15 process? Or just in looking at your inventory, you said
16 "No, don't see anything. This is the best one for us to go
17 forward with"?

18 JOHN NARDONE: Yeah.

19 DANIEL ANDERSON: I mean, historically, this was a
20 dump, so it's not like there's been a change of use.

21 JOHN NARDONE: Right. I think that's the honest
22 answer, is we looked at our inventory, and there really is

1 not a location where we could utilize this and still be able
2 to run the other operations that we need to run year-round.

3 MARY FLYNN: Okay. Thank you. Thank you, John.

4 Are there any other questions from Board Members?

5 Okay. I'm not seeing any. All right. So as Jeff
6 mentioned, what we have to do is send a report to the City
7 Clerk.

8 So I think, at this point, the report would
9 basically say that we've had a presentation, and then does
10 the Planning Board want to go on record as in support of the
11 project or just, you know, leave it with no comment?

12 We're not sure exactly what else the report needs
13 to include, Jeff, since we haven't really done one of these.

14 Ted?

15 H THEODORE COHEN: Well, I actually think it's
16 kind of fun walking around Danehy Park and St. Peter's Field
17 and encountering the Salt Shed. [Laughter] I've always
18 enjoyed it as just a landmark when I'm walking around.

19 But I think we -- you know, it's the city. And
20 it's been there for over 40 years, and they're just
21 replacing it with a newer structure, and so, I would think
22 we would recommend it to the ZBA that they approve it.

1 MARY FLYNN: Okay. Okay. So as I mentioned, we
2 have to send a report to the City Clerk's Office, but then
3 we'll need a second motion to transmit a report to the BZA.

4 Jeff?

5 JEFF ROBERTS: I just wanted to pull up the Zoning
6 to read it to say, you know, that what the Zoning says is,

7 "The Planning Board shall prepare a report with
8 recommendations concerning the proposed development or
9 conveyance, including conditions that should be attached to
10 such action."

11 And not to editorialize too much, you know, this
12 is a process that really, I think, anticipates a more
13 substantial kind of action that would be, you know,
14 something along the lines of the City taking a public park
15 and dedicating it for housing development or doing something
16 really different with the use of the site.

17 And so, it probably doesn't -- it doesn't need to
18 be anything too elaborate. And, again, the instructions in
19 the Zoning are fairly open-ended in terms of how much or
20 little the Board wants to say in its report.

21 MARY FLYNN: Okay. So it seems like the report
22 should basically say that we had a public hearing; it was a

1 presentation by the Department of Public Works explaining
2 the need for the change in the structure.

3 Again, you talk a little bit about the history of
4 it being there for 40 plus years.

5 And then, I think -- I mean, unless somebody has
6 strong objections, I think we can say that we're in support
7 of the City's project on that site, since it has such a long
8 history there.

9 So let's do this in two different motions. So,
10 first, there would be: Is there a motion to conclude the
11 public hearing and send a report as I've described to the
12 City Clerk?

13 And this vote is for full Board members only.
14 Would someone like to make that motion, please?

15 CAROLYN ZERN: This is Carolyn. So moved.

16 MARY FLYNN: Thank you, Carolyn. May I have a
17 second, please?

18 H THEODORE COHEN: Ted. Second.

19 MARY FLYNN: Thank you, Ted.

20 Roll call vote, please, Jeff?

21 JEFF ROBERTS: On that motion, Ted Cohen?

22 H THEODORE COHEN: Yes.

1 JEFF ROBERTS: Mary Lydecker?

2 MARY LYDECKER: Yes.

3 JEFF ROBERTS: Diego Macias?

4 DIEGO MACIAS: Yes.

5 JEFF ROBERTS: Ashley Tan?

6 ASHLEY TAN: Yes.

7 JEFF ROBERTS: Carolyn Zern?

8 CAROLYN ZERN: Yes.

9 JEFF ROBERTS: Mary Flynn?

10 MARY FLYNN: Yes.

11 [All vote YES]

12 JEFF ROBERTS: That's all six members present
13 voting in favor.

14 MARY FLYNN: Okay. And then I need a motion to
15 transmit the report to the Board of Zoning Appeal. Again,
16 this is full Board members. So would someone please make
17 that motion?

18 DIEGO MACIAS: This is Diego. So moved.

19 MARY FLYNN: Thank you, Diego.

20 Is there a second, please?

21 H THEODORE COHEN: Ted. Second.

22 MARY FLYNN: Thank you. And Jeff, a roll call

1 vote, please.

2 JEFF ROBERTS: On that motion, Ted Cohen?

3 H THEODORE COHEN: Yes.

4 JEFF ROBERTS: Mary Lydecker?

5 MARY LYDECKER: Yes.

6 JEFF ROBERTS: Diego Macias?

7 DIEGO MACIAS: Yes.

8 JEFF ROBERTS: Ashley Tan?

9 ASHLEY TAN: Yes.

10 JEFF ROBERTS: Carolyn Zern?

11 CAROLYN ZERN: Yes.

12 JEFF ROBERTS: And Mary Flynn?

13 MARY FLYNN: Yes.

14 [All vote YES]

15 JEFF ROBERTS: That's all six members present
16 voting in favor.

17 MARY FLYNN: Great. Thank you. So that concludes
18 the business on our Agenda. I'm surprised that we're
19 finished as early as we are, so this is good.

20 Are there additional comments from Staff?

21 JEFF ROBERTS: Thank you for hanging in there. It
22 was one of the longer meetings we've had in a while, and

1 we'll be back in two weeks.

2 MARY FLYNN: Okay. All right. Board members,
3 anything else you want to add before we adjourn?

4 Okay, seeing no hands up, thank you all for --

5 H THEODORE COHEN: Mary, could I?

6 MARY FLYNN: Yeah. Yeah.

7 H THEODORE COHEN: I really think tonight's
8 hearing and a future hearing would benefit from our being
9 live, all together, in one place with the proponents and
10 hopefully a model.

11 And it's been almost five years if not longer that
12 we've been on Zoom, and I really think it would be
13 beneficial for us and all the proponents if we were back
14 together, live, in the future.

15 MARY FLYNN: Yes. Other Board members feel the
16 same way. I know Swaathi has been staying in touch with the
17 IT people and working on this -- well, at least trying to
18 get them to work on this diligently.

19 So I think certainly by that time this project
20 comes back to us, we should be live. I don't know that I
21 can promise any sooner than that, but I think that will
22 work.

1 H THEODORE COHEN: Yeah.

2 MARY FLYNN: But yeah, I get --

3 H THEODORE COHEN: I'd like to get it before the
4 pedestrian bridge. [Laughter]

5 MARY FLYNN: Right, right, right. [Laughter] Yes.
6 Mary?

7 MARY LYDECKER: All right. Well, it's a slightly
8 different topic. I would say, though, to Ted's point, I
9 really enjoyed the one we did this past year one time.
10 [Laughter]

11 My comments is a -- only because Ted mentioned the
12 bridge again. So the bridge I'm also so interested is the
13 one to the east, right, that connects across to Danehy Park.

14 And I was just curious -- I didn't want to bring
15 this up with the group on the call -- when the City is kind
16 of advocating for two crossings so close, is there any --
17 you know, what's the dynamic between that, right? Working
18 with MBTA and asking for those.

19 If one happens, does that give them leverage to,
20 you know, not be as collaborative on the other one?

21 I'm just kind of interested in how the dynamics of
22 those two crossings work together and how the City advocates

1 for both of those.

2 MARY FLYNN: Jeff, do you have any idea?

3 JEFF ROBERTS: Well, I think probably we can bring
4 this back to talk about it a little bit more. It's not a
5 subject I know a lot about and probably not something, you
6 know, as we're kind of past the agenda, that we want to get
7 too deep into.

8 But, you know, all good points that we can come
9 back to the Board on at some time in the future.

10 MARY FLYNN: Okay.

11 MARY LYDECKER: Thank you.

12 MARY FLYNN: Dan?

13 DANIEL ANDERSON: Yeah. So I think to -- I'm
14 certainly happy to get together in person, and I'm just
15 curious whether I'll see anyone tomorrow night.

16 MARY FLYNN: I'm planning on going.

17 H THEODORE COHEN: Yes.

18 DANIEL ANDERSON: Good. So we can satisfy some of
19 Ted's hankering for physical interaction --

20 H THEODORE COHEN: That's right.

21 DANIEL ANDERSON: -- social interaction.

22 MARY FLYNN: Yes.

1 DANIEL ANDERSON: I look forward to seeing you
2 then.

3 H THEODORE COHEN: It's good to see people live.

4 MARY FLYNN: Yes. Truly it is.

5 H THEODORE COHEN: Know what they're doing, how
6 they're doing.

7 DANIEL ANDERSON: Outstanding.

8 MARY FLYNN: I'm glad people are planning on
9 attending a City event, and I will be there.

10 So if there are no further comments or questions,
11 I would say the meeting is adjourned.

12 ASHLEY TAN: Goodnight.

13 MARY FLYNN: Thank you all very much --

14 DANIEL ANDERSON: Thank you, everyone.

15 MARY FLYNN: -- for all the time and attention you
16 put into this and effort. Thank you.

17 [10:14 p.m. End of proceedings.]

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CERTIFICATE

Commonwealth of Massachusetts
Middlesex, ss.

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

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

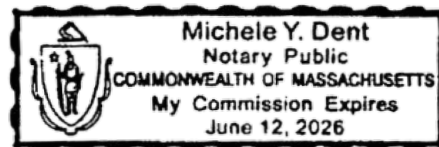
In witness whereof, I have hereunto set my hand this
seveth day of May 2026.



Notary Public

My commission expires:

June 12, 2026



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