



# ORDINANCE COMMITTEE

## COMMITTEE MEETING

~ MINUTES ~

Wednesday, December 8, 2021

5:30 PM

Sullivan Chamber

**The Ordinance committee met to conduct a public hearing on the Yard Setback Zoning Petition (Ord # 2021-22)**

Attendee Name	Present	Absent	Late	Arrived
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6:20 PM
Jivan Sobrinho-Wheeler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Timothy J. Toomey	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

>>> Councillor McGovern – Chair: GOOD EVENING. WITH THE QUORUM BEING PRESENT I CALL THIS MEETING OF THE ORDINANCE COMMITTEE TO ORDER. THE PURPOSE OF THE MEETING IS TO CONDUCT A PUBLIC HEARING ON THE YARD SETBACK ZONING PETITION. PURSUANT TO CHAPTER 20 OF THE ACT 2021 ADOPTED BY MASSACHUSETTS GENERAL ASSEMBLY, APPROVED BY THE GOVERNOR, THE CITY IS ON THE REST USE REMOTE PARTS VISION AT MEETINGS OF THE CAMBRIDGE CITY COUNCIL TO WATCH THE MEETING PLEASE TUNE INTO CHANNEL 22 OR VISIT THE OPEN MEETING PORTAL ON THE CITY'S WEBSITE. TODAY'S MEETING WILL BE CONDUCTED IN A HYBRID FORMAT. MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY OR PHYSICALLY APPEAR IN THE CHAMBER TO PROVIDE PUBLIC COMMENT. IF YOU WOULD LIKE TO PROVIDE PUBLIC COMMENT, PLEASE GO TO [CAMBRIDGEMA.GOV/PUBLICCOMMENT](https://cambridgema.gov/publiccomment) TO SIGN UP. WE WILL NOT ALLOW ANY ADDITIONAL PUBLIC COMMENT SIGN-UPS AFTER 6:00 P.M. ALL VOTES TONIGHT WILL BE TAKEN BY ROLL CALL. MR. CLERK, WILL YOU CALL THE ROLL CALL?

>> Councillor McGovern – Chair: I WILL POINT OUT COUNCILLOR SIMMON'S EMAIL. SHE WILL BE LATE BUT SHE WILL BE JOINING US. THANK YOU EVERYONE. THANK YOU FOR BEING HERE. THE WAY WE WILL GO TODAY IS SORT OF TYPICAL. WE WILL HEAR FROM THE PETITIONERS FIRST, WE WILL THEN OPEN IT UP OR CLARIFYING QUESTIONS FROM THE COUNCIL AND HEAR FROM THE CITY AND THEN GO TO PUBLIC COMMENT AND DISCUSSION. SO WITH THAT, PLEASE INTRODUCE YOURSELVES AND YOU CAN TAKE IT AWAY.

>>Jeremy Eyman: GREAT. THANK YOU VERY MUCH FOR PERMITTING US TO BE HERE FOR THE TIME AND YOURSELF AND ALL THE OTHER TUNING IN. MY NAME IS JEREMY EYMAN. I AM ONE OF THE ORGANIZERS OF THE WALDEN NEIGHBORS GROUP AND I'M JOINED BY NORMA, ALSO A CAMBRIDGE RESIDENT AND CO-ORGANIZER OF THIS GROUP. WE ALSO HAVE A MEMBER OF THE GROUPS WHO IS HERE AND PART OF THE PUBLIC COMMENT AND THERE ARE A NUMBER OF OTHER PEOPLE WHO WILL BE CALLING IN. WITH YOUR PERMISSION I WOULD BEGIN THE PRESENTATION IF THAT IS APPROPRIATE.

>> Councillor McGovern – Chair: ABSOLUTELY.

>> Jeremy Eyman: LET ME SEE IF I CAN GET THE SCREENS TO COOPERATE. IS THAT UP ON THE SCREEN PROPERLY? GREAT. ONCE AGAIN, THANK YOU FOR ALLOWING US TO BE HEARD ON THIS IMPORTANT TOPIC RELATED TO SETBACK PETITIONS RELATIVE TO THE AHO. THE WALDEN NEIGHBORS COMMUNITY GROUP IS SIMPLY A GROUP OF NEIGHBORS. WE HAVE A NUMBER OF MEETINGS AS NEIGHBORS. I AM A PRESENTER AND IN ORGANIZER, BUT NORMA AND I AM MANY OF THE OTHERS HAVE WORKED TOGETHER FOR A LONG TIME NOW TO UNDERSTAND THE AHO AND TO BE ABLE TO WORK TO TRY TO BRING SOME ALTERNATIVES AND OTHER ISSUES. OUR GOAL IS TO WORK WITH THE CITY TO TRY TO MAKE THAT A HO BETTER FOR ALL OF CAMBRIDGE. WE VERY MUCH SUPPORT AFFORDABLE HOUSING, WE VERY MUCH SUPPORT DEVELOPMENT AT WALDEN SQUARE. THIS IS A YES TO ADDITIONAL DEVELOPMENT IN THIS AREA. WHAT HAS BROUGHT US TOGETHER AS BEEN CONCERNS ABOUT THE DESIGN AS PROPOSED AND IN PARTICULAR THE SETBACK ON THAT SITE AND THAT IS WHAT WE ARE GOING TO FOCUS ON TODAY.

I WOULD LIKE TO SAY WE MET WITH MANY OF THE CITY COUNCIL MEMBERS ON-SITE AND IN DIFFERENT LOCATIONS TO DISCUSS THIS WITH THEM. WE ATTENDED MEETINGS AND MET WITH THE DEVELOPER A NUMBER OF TIMES TO RAISE OUR OBJECTION AND ATTEMPT TO WORK WITH THEM ON A BETTER PROPOSAL AN ALTERNATIVE DESIGN. WE ARE NOT EXPERTS, WE ARE NOT ARCHITECTS, WE ARE NOT ATTORNEYS, BUT WE HAVE MEMBERS OF OUR GROUP. WE HAVE MET WITH THEM AS WELL AS OTHER ATTORNEYS AND OTHER ARCHITECTS AS WELL TO TRY TO BE ABLE TO WORK COOPERATIVELY. OUR GOAL IS FOR THERE TO BE MORE AFFORDABLE HOUSING IN CAMBRIDGE. THAT IS VERY IMPORTANT TO EVERYONE IN THE NEIGHBORHOOD AND WE ADDITIONALLY FEEL THERE CAN BE MORE OF SUCH DEVELOPMENT ON THE SITE. WHEN WE MET WITH COUNSELORS WE WERE TOLD – AS WELL AS WITH THE CITY AND WE MET WITH THE CDD WITH THE CAMBRIDGE DEVELOPMENT DEPARTMENT AS WELL AND WE WERE TOLD UNIVERSALLY DON'T JUST OPPOSE SOMETHING, PROPOSE SOMETHING. SO WE HAVE WORKED VERY HARD TO DEVELOP AN ALTERNATIVE MODEL AND ALSO TO SHARE THAT BOTH WIDELY ON OUR WEBSITE AND VIDEO AND IN DISCUSSION. NOT GOING TO GET SO FAR INTO THE DETAILS OF THAT BECAUSE TODAY WERE TALKING ABOUT SETBACKS AND THE POTENTIAL MODIFICATIONS TO THE SETBACK PROPOSAL, BUT OUR GOAL IS TO WORK WITH ALL CONCERNED BECAUSE OUR GOAL IS TO HAVE MORE AFFORDABLE HOUSING IN CAMBRIDGE AND TO DO IT AT A HIGH LEVEL AND THAT IS OUR CONCERN.

THE AHO IS NEW AND LIKE A LOT OF LEGISLATION IT CAN USE TESTING AND REFINING THAT'S WHAT WE ARE HERE TO MOUNT TODAY. ARE SURE GOAL IS TO BUILD BETTER AFFORDABLE HOUSING IN CAMBRIDGE. AND SO WE ONLY HAVE ABOUT A DOZEN SLIDES. WE THINK THE PRESENTATION WILL BE 10 TO 15 MINUTES AND THEN WE LOOK FORWARD TO QUESTIONS AND PUBLIC PRESENTATION SHOULD WE ARE ALSO CONSCIOUS OF EVERYONE'S TIME THIS EVENING AND WE DON'T WANT TO BELABOR IT.

SO TO START OFF WITH, WE REVIEWED WHAT HAD BEEN PRESENTED TO THE CITY COUNSELORS WHEN HE TOOK THE VOTE AND THE INFORMATION PRESENTED TO YOU THERE AND I HAVE PICTURES COMING UP OF WHAT WAS PRESENTED IN HIS ONLY PUBLIC WEBSITES AND SO ON. WHAT WE NOTICED WAS THE ONLY DEVELOPMENT FOCUSED ON LARGE-SCALE RESIDENTIAL REAL MODERATE SKILLED COMMERCIAL ZONE. THE SITE IS REALLY UNUSUAL. THE WALDEN SQUARE DEVELOPMENT PROPOSAL IS REALLY DIFFERENT THAN WHAT WAS CONTEMPLATED IN ANY OF THE STUDIES SHARED WITH YOU AND I THINK THE COUNSELORS WHO CAME TO THE SITE, THERE WAS A PRICE ABOUT THE SCALE OF THIS ONE GIANT BUILDING ON THE EDGE OF THE PROPERTY. THAT'S WHERE WE GET INTO SETBACK. WE WANT TO ADDRESS THAT AND REFLECT BACK THAT MANY OF THE COUNSELORS THEMSELVES BUT WE DON'T SEE ANYTHING LIKE THIS AS NEIGHBORS WE ARE ALSO SURPRISED. WE REALLY ENCOURAGE BETTER ALTERNATIVE DESIGNS FOR THE SITE, THE SITE IS ONE THING. WE THINK IT IS NOT JUST THE SITE, IS LOOKING AT SETBACK OVER ALL AND THERE ARE STUDIES ON THAT AS WELL. THE SITE IS WHAT OUR NEIGHBOR GROUP IS TALKING ABOUT. THE SETBACK REFLECTS THAT IS DEFINITELY IMPROVEMENTS TO BE MADE, BUT WE SEE THIS AS AN ISSUE FOR ALL CAMBRIDGE BECAUSE WE WANT HIGH LEVEL OF AFFORDABLE HOUSING.

WE WANT NEIGHBORS TO BE SUPPORTIVE OF AFFORDABLE HOUSING. THAT IS THE REAL GOAL. WE FEEL VERY STRONGLY ABOUT THAT. WE LOOKED AT SOME OF THE MODELS THAT ARE NOW ON THE SCREEN AND THESE WERE DIFFERENT PROPOSALS WHICH HE HAD SEEN. I THINK IT WAS PUT TOGETHER BY CDC WHEN THEY WERE TALKING TO THE COUNCIL AND EXPLAINING HI SETBACK WOULD LOOK AND SO ON. AND YOU CAN SEE THERE'S A RATHER LARGE BUILDING THAT IS CITED ON AN EQUIVALENT OF MASS AVENUE. THAT KINDA COMMERCIAL ZONING. AND THE SETBACK SITS IN FINE AND YOU CAN SEE EXAMPLES OF SMALLER MORE RESIDENTIAL SITES WERE THE SETBACK ALSO SEEMS TO WORK. AND OBVIOUSLY WE DON'T OPPOSE ANY OF THAT. BUT WHAT WAS REALLY SURPRISING TO US IS WHAT THE DEVELOPER AT THE SITE. AND I SHOULD EXPLAIN TO THE PEOPLE NOT AS FAMILIAR WITH THE SITE THAT THIS IS A LITTLE OVER 7 1/2 ACRES OF AFFORDABLE HOUSING SITE WITH HUNDREDS OF UNITS AND IT WAS PRETTY CAREFULLY DESIGNED.

THERE IS ONE LARGE BUILDING IN ANOTHER SMALL TO AND THREE-STORY BUILDINGS AND THEY FIT IN WITH THE REST OF THE NEIGHBORHOOD, WHICH IS ALL TO AND THREE-STORY BUILDINGS AND OCCASIONAL FOUR-STORY BUILDING. WHAT WAS SHOCKING TO ALL OF US ABOUT THIS PROPOSAL IS THE ENTIRE EDIFICE WAS CITED ON THE EDGE OF THE PROPERTY, NOT THE MIDDLE OF THE PROPERTY AS THE PREVIOUS BUILDINGS HAD BEEN DONE AND WAS CITED ABOUT ABOVE A ROAD. THIS IS WHERE THE SETBACK COMES INTO IT. UNDER NORMAL ZONING SETBACK YOU COULD NOT SITE AND BUILDING OF THIS MASS ON THE EDGE OF THE PROPERTY. THIS IS AN EXAMPLE OF A CHANGE NEEDED IN THE A HO FOR THE SITE AND OTHERS THERE ARE SIMILAR SITES FOR OTHER ONES AS WELL.

SO THE BUILDING AS YOU UNDERSTAND IT IS APPROXIMATELY 450 FEET LONG OR LONGER AND ABOUT 85 FEET HIGH CITED ON A ROAD ON THE EDGE OF THIS PROPERTY AND IT'S A RATHER LARGE PROPERTY AND THERE ARE A NUMBER OF ALTERNATIVES THERE. ANOTHER WAY TO LOOK AT THIS. YOU CAN SEE THE STREET NAMES UP THERE SO I WON'T BELABOR IT BUT YOU ARE SORT OF BETWEEN PORTER SQUARE AND DANAHY PARK AREA FOR THOSE OF YOU WHO KNOW. THE TRAIN TRACKS ARE THERE AS WELL. IMPORTANTLY ONE OF THE MAJOR THOROUGHFARES FOR THIS AREA IS THE UNDERPASS IN THE BUILDING WOULD BE BUILT AT ANOTHER END OF IT. THAT WAS ANOTHER CONCERN. NORMALLY THAT WOULD NOT HAVE BEEN ALLOWED.

THE UNDERPASS IS VERY IMPORTANT FOR UNITING THE DIFFERENT NEIGHBORS, GETTING PEOPLE, SCHOOLCHILDREN EVERYDAY BETWEEN LIBRARIES IN SCHOOL AND PLAYING FIELDS IN THIS AFFORDABLE HOUSING SITE AS WELL. THE SITING IS SOMETHING THAT THAT DOESN'T FIT IN THE SETBACK. THE MAIN CONCERN IS A SETBACK ALLOWING AND BUILDING OF THIS SIZE AND MASS TO ONLY REQUIRE 10 FEET OF SETBACK AS IF IT WAS A SMALL RESIDENTIAL PROPERTY OR A STOREFRONT.

ANOTHER WAY TO LOOK AT THIS, THIS WAS A MODEL THAT WE BUILT. WE WORKED WITH ARCHITECTS TO TRY TO UNDERSTAND WHAT DOES A BUILDING OF THAT SIZE LOOK LIKE.

WE BUILT A MODEL FOR THE ASKED THE DEVELOPER FOR MODELS AS WELL. THIS AGAIN SHOWS FROM THE SIDE OF THE BUILDING FROM THE UNDERPASS WHAT WOULD THIS BUILDING LOOK LIKE.

YOU HAVE A VERY LONG BUILDING OVER THE ROAD ON THE EDGE OF THE PROPERTY. THAT IS THE MAIN CONCERN THAT WE HAVE. WE BELIEVE THIS IS A FLAWED DESIGN, BUT IT IS ALLOWED UNDER THE A HO. THE DEVELOPER AT PRESENT COULD BUILD AS OF RIGHT THROUGH THIS ENORMOUS BUILDING IN WHICH THERE IS NO PRECEDENT IN THE AREA.

AND IT REALLY ALLOWS ANIMALS REINFORCES HIS ENCROACHING SETBACK YOU WOULD NOT BE PERMITTED UNDER BASE ZONING. SO THERE ARE A NUMBER OF DIFFERENT CALCULATIONS HERE AND AS I SAID, I'M NOT AN ARCHITECT.

BUT WHAT WE ARE WORKED OUT IS FOR A BUILDING THAT IS 450 FEET LONG AND 80 FEET HIGH, IF YOU LOOKED AT THE BASE DISTRICT SETBACK FORMULA HE WOULD COME UP WITH 107 FEET OF SETBACK FOR A STRUCTURE OF THE SITES FOR THE HO IS PERMITTING SETBACK OF 10 FEET. THAT IS A MASSIVE DIFFERENCE FOR THE ENTIRE NEIGHBORHOOD IN THE SITING IS REALLY THE ISSUE WE HAVE.

WE CAME UP TO AS I SAID, WITH AN ALTERNATIVE WHICH ARE NOT GOING TO GO INTO NOW WERE A SIMILAR BUILDING WOULD BE CITED MORE IN THE CENTER OF THE PROPERTY WITH TWO OR THREE SMALLER BUILDINGS. YOU HAVE THE SAME NUMBER OF UNITS THE READER WANT TO BE CLEAR, WE ARE NOT ARGUING ABOUT THE NUMBER OF UNITS, WE WANT TO MAXIMIZE THE NUMBER OF UNITS. WHAT WE ARE ARGUING ABOUT IS THE SETBACK ON THE SITE AND THAT IS WHAT THE PETITION ATTEMPTS TO ADDRESS.

OUR GOAL IS TO TRY TO MAKE THE AFFORDABLE HOUSING OVERLAY WORK FOR OUR NEIGHBORHOOD IN CAMBRIDGE OVERALL. AND SOME OF THE POLICY DOCUMENTATION SAYS IT SHOULD BE COMPATIBLE WITH EXISTING NEIGHBORHOOD CONTEXT.

THE GUIDELINES ARE INTENDED TO PROMOTE AFFORDABLE HOUSING DEVELOPMENT THAT BENEFIT THE RESIDENTS, OUR GOOD NEIGHBORS AND SERVE THE QUALITY OF LIFE IN CAMBRIDGE.

THAT WAS THE GOAL AS STATED AND I KNOW THAT WAS THE GOAL OF THE COUNSELORS WHO SUPPORTED THOSE WHO WANT TO SEE MORE AFFORDABLE HOUSING AS WE DID. WHAT NEEDS TO CHANGE IS THIS NEEDS TO BE REFINED. LEGISLATION IS NOT PERFECT.

AND NEEDS TO BE TESTED AND REFINED AND THAT IS WHAT WE ARE CALLING ON HERE FOR ACTION FROM THE ORDINANCE COMMITTEE, FROM THE COUNSELORS OVERALL. OUR GOAL WOULD BE TOO HAVE THIS TAKEN INTO CONSIDERATION SO THE DEVELOPER COULD BORROW OUR DESIGNER, BUT THE BETTER DESIGN.

WHATEVER THEY WITH MY THAT WOULD FIT IN BETTER WITH THE NEIGHBORHOOD AND RESPECT THE SETBACK THROUGH DECADES OR MORE OF ZONING LEGISLATION IN CAMBRIDGE, BY CAMBRIDGE COUNSELORS LIKE YOURSELVES. THIS DESIGN DOES NOT ADDRESS SETBACK PROPERLY. THE AHO DOES NOT EITHER. WE ARE REQUESTING THE ORDINANCE COMMITTEE REVIEW IT AND REVISE THE SETBACK FOR ALL OF US.

YOUR ELECTED REPRESENTATIVES AND MORE CAMBRIDGE RESIDENTS CALLING FOR YOUR ASSISTANCE. WE AGREE THIS NEEDS TO BE TESTED. WE GIVING YOU FEEDBACK. IT NEEDS TO BE REFINED. THAT IS NORMAL.

OUR GOAL AS NEIGHBORS IS TO WORK WITH THE COUNSELOR, WITH THE DEVELOPERS, WITH OUR NEIGHBORS TO BUILD BETTER AFFORDABLE HOUSING IN CAMBRIDGE. THAT IS OUR GOAL AND I WOULD LIKE TO THANK YOU AGAIN VERY MUCH FOR HEARING US IN THE QUESTIONS TO COME.

>>> Councillor Carlone: THANK YOU FOR THE PRESENTATION. WE WILL NOW OPEN IT UP TO COMMITTEE MEMBERS FOR CLARIFYING QUESTIONS. I CANNOT SEE WHO HAS THEIR HAND UP. YOU FOLKS HAVE CLARIFYING QUESTIONS RIGHT NOW? NO HANDS OR UP. WHY DON'T WE GO TO THE CITY. IS ASSISTANT MANAGER HERE? JEFF ROBERTS?

>> Jeff Roberts: JEFF ROBERTS, DIRECTOR OF ZONING AND DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT SERMON SUBBING IN.

WITH ME THIS EVENING ARE CHRIS, DIRECTOR OF HOUSING AND CASSIE, HOUSING PLANNER THAT CAN HELP ANSWER ANY QUESTIONS FROM THEIR SIDE OF THINGS. ALSO JOINED BY NANCY, THE CITY SOLICITOR AND I BELIEVE MEGAN IS ON THE CALL WITH THE FIRST ASSISTANT CITY SOLICITOR WHO MAY NEED TO BE PROMOTED.

BUT IS WITH US.

SO I WILL BE FAIRLY BRIEF PERIODS OF THE PLANNING BOARD HEARING ON THIS PETITION IS SCHEDULED FOR DECEMBER 21 THROUGH THE PLANNING BOARD SCHEDULE HAS BEEN FAIRLY BUSY THIS SEASON SO WE ARE BEHIND THE ORDINANCE COMMITTEE ON THIS ONE.

STAFF IS LOOKING AT THIS PETITION AND WORKING ON A BRIEF MEMO.

IT'S NOT COMPLETED AT THIS POINT, BUT I CAN TRY TO COVER SOME BASIC ELEMENTS OF WHAT WE WOULD BE LOOKING AT IN OUR REVIEW.

THE PETITION ITSELF IS SIMPLE.

IT WOULD REINTRODUCE A FORMULA BASED SIDE YARD SETBACK REQUIREMENT TO THE AFFORDABLE HOUSING OVERLAY.

THAT WOULD AFFECT ALL DEVELOPMENT PROPOSED UNDER THE AFFORDABLE HOUSING OVERLAY AND IS YET TO RECEIVE A BUILDING PERMIT.

WE ARE LOOKING AT THE WIDER PERSPECTIVE.

NOT NECESSARILY FROM THE PERSPECTIVE OF THE WALDEN SQUARE PROPOSAL.

MORE COMPLICATED PIECE OF THIS PROPOSAL IS THE CONCEPT OF FORMULA SETBACKS.

RATHER THAN GOING TOO DEEP INTO IT, I WILL NOTE A FEW HIGH-LEVEL THINGS THE COUNCIL MIGHT WANT TO CONSIDER AND HAPPY TO ANSWER ANY MORE DETAILED QUESTIONS.

THE FIRST IS IF YOU LOOKED AT IT, IT IS A CONCEPT FAIRLY COMPLICATED TO EXPLAIN THROUGH THE BASIC NOTION IS THE SETBACK REQUIREMENT INCREASES ALONG WITH THE HEIGHT OF THE BUILDING AND LENGTH OF THE BUILDING ALONG A PARTICULAR PROPERTY LINE.

IT DOES GET MORE COMPLICATED BECAUSE BUILDINGS ARE THAT SIMPLE.

THEM SOMETIMES MULTIPLE ROOF LINES OR MULTIPLE PLANES LUNGS ARE ONE OF THE BUILDINGS ON ONE OF THE THINGS WE FOUND IS THAT IS VERY DIFFICULT TO ANTICIPATE AND IT CAN HAVE UNPREDICTABLE RESULTS.

PRESENTERS ACTUALLY DID HELP ILLUSTRATE THE SIDE YARD SETBACK IN PARTICULAR CAN BE WIDELY VARIABLE.

IN SOME CASES IT COULD BE 10 FEET, AND COULD BE 100 FEET AND IT ALL DEPENDS ON THE PARTICULARS OF THE SITE AND THE PROPOSED DEVELOPMENT.

ADDENDUM AS NOTED BY THE PRESENT IS, DIFFERENT SITES CAN HAVE DIFFERENT CONDITIONS VERY THERE'VE BEEN CASES IN THE PAST, THERE WAS A ZONING PETITION MAY BE AROUND A DECADE AGO WHERE IT WAS PROPOSED TO CHANGE SOME OF THE FORMULA SETBACK REQUIREMENTS AND NEIGHBORS WERE SURPRISED AT HOW CLOSE THE BUILDING COULD BE TOO THE PROPERTY GIVEN THIS A LOT OF VARIABILITY IN PART OF THE BUILDING CAN BE MOVED CLOSER SETBACK FOR THEIR WAY BASED ON THAT FORMULA.

THEY ARE FAIRLY DIFFICULT TO WORK WITH AND WE TALKED ABOUT THIS ISSUE AND HEARINGS AROUND THE AFFORDABLE HOUSING OVERLAY OVER THE PAST COUPLE OF YEARS THAT IT CAN BE DIFFICULT IN CAMBRIDGE TO BUILD ANY SUBSTANTIAL HOUSING WITHOUT NEEDING TO SEEK SOME SORT OF ZONING RELIEF.

FORMULA SETBACKS ARE ONE OF THE MORE COMMON REASONS FOR A DEVELOPMENT NEEDING TO SEE THAT RELIEF.

ANOTHER THING TO NOTE IS FORMULA SETBACKS IN TERMS OF WHAT THEY REPRESENT, THEY ARE A REMNANT OF THE ZONING CODE THAT WAS ADOPTED IN 1961 THE HAD A VERY DIFFERENT IMAGE OF WHAT DEVELOPMENT IN THE CITY WOULD BE LOOKING LIKE IN THE FUTURE.

AND THAT IS AN IMAGE THE CITY HAS LARGELY MOVED AWAY FROM IN OUR CURRENT PLANNING AND URBAN DESIGN OBJECTIVES.

FOR EXAMPLE, THE AFFORDABLE HOUSING OVERLAY GUIDELINES PROMOTE CONSISTENCY WITH CONTEXT.

MOST RESIDENTIAL NEIGHBORHOODS THAT PREDATE THE ZONING ORDINANCE DON'T FOLLOW OR CONFORM TO THE FORMULA SETBACK REQUIREMENTS IF YOU WERE USING THE FORMULA SETBACK REQUIREMENTS HE WOULDN'T NECESSARILY BE ABLE TO BUILD THE KIND OF DEVELOPMENT WE SEE IN THE NEIGHBORHOODS THAT CAME BEFORE ZONING. AND PRACTICE COMMIT EXAMPLES OF DEVELOPMENT FOLLOWING THE FORMULA SETBACKS TEND TO BE LARGER AND TALLER BUILDINGS THAT ARE SETBACK AND SEPARATED BY LARGE OPEN AREAS.

IN SOME CASES THERE IS A LOT OF SURFACE PARKING WHAT WE THINK OF NOW IS A MORE SUBURBAN TEVA DESIGN EXPRESSION. AND SO THOSE ARE THE REASONS WHY ONLY AFFORDABLE HOUSING OVERLAY WAS DEVELOPED, AND MOVED AWAY FROM THE USE OF FORMULA SETBACKS AND THEY ARE HAVING A FIXED SETBACK REQUIREMENT BASED ON A PREDICTABLE DISTANCE FROM THE PROPERTY LINE THAT COULD BE ALIGNED WITH WHAT WAS TYPICAL IN THE SURROUNDING CONTEXT.

BECAUSE DEVELOPMENTS ARE SO SITE DEPENDENT ON THE CHARACTERISTICS THERE IS SO MUCH.

OF THE PETITIONS WERE ADOPTED IT WOULD BE DIFFICULT FOR US TO MAKE AN ASSESSMENT OF WHAT THE TOTAL IMPACTS WOULD BE BECAUSE IT WOULD HAVE DIFFERENT EFFECTS ON DIFFERENT TYPES OF LOTS.

WAS A ANY BUILDING CONSTRUCTED THE HEIGHT LIMITS IN AFFORDABLE HOUSING OVERLAY WOULD HAVE CONSIDERABLY GREATER SETBACK REQUIREMENTS THAN IS CURRENTLY THE CASE WITH THE AFFORDABLE HOUSING OVERLAY.

IN SOME CASES THAT WOULD BUILD FOOTPRINT ON MANY SITES AND IT COULD IN MANY CASES MAKE DEVELOPMENT PHYSICALLY INFEASIBLE WITHOUT NEEDING TO SEEK SOME SORT OF DIMENSIONAL RELIEF.

THAT IS A QUICK RUNDOWN OF FORMULA SETBACKS, BUT I'M HAPPY TO ANSWER ANY MORE SPECIFIC QUESTIONS.

AS HE SAID, STAFF FROM THE HOUSING DIVISION AND LAW DEPARTMENT ARE HERE TO FILL IN THOSE AREAS AS WELL.

THANK YOU AND THANK YOU TO THE CHAIR AND COMMITTEE.

>> Councillor McGovern – Chair: THANK YOU.

SO WE WILL GO TO COMMITTEE QUESTIONS FOR THE CITY.

I'M GOING TO GO TO COUNCILLOR CARLONE FIRST.

>>Councillor Carlone: THANK YOU MR. COCHAIR. THANK YOU FOR YOUR COMMENTS, MR. ROBERTS. LOOK AT THE ZONING CODE IN ABOUT HALF THE DISTRICTS HAVE FORMULA SETBACKS AND WE HAVE NOT GOTTEN RID OF THEM. ALL THIS IS DOING, AS I UNDERSTAND THAT, IS SAYING WAIT A MINUTE, ALL BUILDINGS AREN'T THE SAME IN IN AHO. AND AS THE PETITIONERS SHOWED, WE WERE PRESENTED WITH SPECIFIC SITES. NO BUILDING WAS THIS BIG. THE 10 FEET IS SACRED A ANY SIZE BUILDING, A 10 FOOT SETBACK SEEMS STRANGE TO ME GIVEN THE BASIS FOR FORMULAS AND OUR CODE. THAT IS JUST IN 1961.BUT IN 2021.COULD YOU EXPLAIN THAT. ARE YOU GOING TO CHANGE ALL THE FORMULAS.

>> Councillor McGovern – Chair: MR. ROBERTS?

>> Jeff Roberts: THANK YOU.

THROUGH THE CHAIR, THAT'S AN EXCELLENT QUESTION.

I HAVE BEEN INVOLVED IN A NUMBER OF DISCUSSIONS WITH THE COUNCIL AND DIFFERENT COMMITTEES WHERE WE DISCUSSED DIFFERENT VARIATIONS OF THE TOPIC OF WAYS TO MAKE OUR ZONING MORE PERMISSIVE, PARTICULARLY FOR RESIDENTIAL USES.

MY UNDERSTANDING WOULD BE THE AFFORDABLE HOUSING OVERLAY WAS THE EARLY PRIORITY EFFORTS THE CITY COUNCIL WANTED TO TAKE ON TO LOOK AT WAYS TO ENABLE THE DEVELOPMENT OF HOUSING AND TO MAKE THE ZONING MORE CONDUCIVE TO HOUSING DEVELOPMENT AND THAT WAS LOOKED AT FOR AFFORDABLE HOUSING.

IT COULD BE STUDIED AT A LARGER CITYWIDE SCALE AND PERSONALLY AS A PLANNER HAVING SEE THE OUTCOMES, IT IS SOMETHING I THINK WOULD HAVE SOME BENEFIT OF LOOKING AT THAT ISSUE OF FORMULA SETBACKS.

I DID WANT TO MAKE ONE NOTE.

I DIDN'T MEAN TO SUGGEST A 10 FOOT SETBACK OR ANY PARTICULAR SETBACK IS SACRED. JUST NOT THE IDEA OF A MORE STANDARD CONTEXTUAL BASE SETBACK, AS OPPOSED TO A FORMULA SETBACK THE WAY IT IS CONCEIVED IN THE ZONING NO IS SOMETHING THAT COULD BE BETTER ALIGNED WITH THE CITIES CURRENT DESIGN DEVELOPMENT AND OBJECTIVES.

>>Councillor Carlone : THANK YOU.

NOT GOING TO ARGUE WITH YOU ON THE SUBJECT MATTER, BUT IT DOES SEEM TO ME THAT SOME MODIFICATION OF THE 10 FOOT SETBACK SHOULD HAPPEN WHEN BUILDINGS ARE GREATLY OVERSIZED COMPARED TO THE EXAMPLES WE WERE SHOWN AND IT ONLY MAKES BOTH ZONING AND PLANNING A GREAT POINT OF VIEW.

I WANT TO ALSO SAY I KNOW THE CHA HAS SUBMITTED SAMPLE CALCULATIONS AND I WOULD BE VERY HAPPY TO REVIEW IT WITH MY COCHAIR IF HE WISHES.

I DID CALCULATIONS AND I FOUND MOST LOW DENSITY RESIDENTIAL DISTRICTS WOULD NOT BE AFFECTED OR MINORLY AFFECTED.

I DON'T UNDERSTAND ONE OF THEIR CALCULATIONS, BUT I'M SURE I COULD LEARN FROM THAT THERE IS NO OFFICE DISTRICT CALCULATION WOULD BE AFFECTED AND SEVEN OUT OF 10 BUSINESS DISTRICTS HAVE NO SETBACKS.

SO 50 PERCENT OF NOTHING IS STILL NOTHING.

MUCH OF THE CITY WOULD NOT BE AFFECTED EXCEPT THE BIGGER RESIDENTIAL DENSITIES AND HEIGHT DISTRICTS, SUCH AS THE ONE THAT INITIATED ALL THIS.

AND PERHAPS ABOVE THAT.

THE GOAL OF ZONING, AS I UNDERSTAND IT.

PARTICULAR SITUATION THAT IS NOT STUDIED THIS TO TEST IT AND IS TO LEARN FROM IT AND MODIFY.

WE HAVE ALL BEEN PART OF MODIFYING ZONING OVER TIME.

USUALLY IT IS GETTING BIGGER.

BUT NEVERTHELESS WE MODIFY IT.

I THINK THAT IS ALL THAT IS BEING REQUESTED TONIGHT.

NOW, MAYBE 50 PERCENT OF THE BASE ZONE SHOULD BE 40 PERCENT.

THAT IS PART OF THE TESTING.

BUT ON THE SITE, BASED DISTRICT FORMULA IS OVER 100 FEET.

110 IF THAT IS WHAT IT ALLOWS AGAIN IN A DISTRICT THAT WAS NOT STUDIED.

AND YOU CAN'T STUDY EVERY CONDITION, BUT THIS RAISES CONCERN.

THE OTHER DIFFERENCE IS THIS BUILDING IS EAST TO WEST AND I KNOW ZONING DOESN'T GET INTO THAT, WHICH MEANS THE NORTH SIDE WILL BE IN SHADE THE WHOLE TIME, INCLUDING A PUBLIC PARK.

AND BECAUSE THERE IS NO PLANNING BOARD STRONG REVIEW, IT'S MORE SUGGESTIVE REVIEW.

IT SEEMS TO ME THAT PUTS MORE ATTENTION ON GETTING THE SETBACK RIGHT AS THE BUILDINGS GET BIGGER AND BIGGER.

I WILL STOP THERE.

>> Councillor McGover - Chair: THANK YOU.

NO OTHER HANDS ABOUT THIS TIME.

WILL GO TO PUBLIC COMMENT AND COME BACK FOR FURTHER COMMENTS AND DISCUSSION. VERSE PERSON IN PUBLIC COMMENT PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

IS FEDERICO FOLLOWED BY NORMA.

FEDERICO?

>> Federico Muchnik: IF THE LAW HARMS PEOPLE, IT OUGHT TO BE MODIFIED. IS THE ONLY CHOICE FOR THE WALDEN A MONOLITHIC BUILDING OR NOTHING? WHEN DEVELOPMENT WISHES TO ERECT A STRUCTURE IN THE NEIGHBORHOOD, WEDGED IN BETWEEN THE EXISTING WALDEN SQUARE HOUSING PROJECT IN PUBLIC GREEN SPACE AT THE UNDERPASS WITH NO SETBACK FOR SOME OF OUR CITIZENS AND CITY PLANNERS ALLOW LITTLE ROOM FOR PROPOSALS FROM DEVELOPERS TO PROVIDE A DECENT QUALITY OF LIFE FOR LOW-INCOME WORKING CLASS CULTURAL WE DIVERSE RESIDENTS FOR THE BETTER CAMBRIDGE IS AN IDEA THAT OUGHT TO BE INCLUSIVE AFFORDABLE HOUSING RESIDENTS FOR DOSAGES OF ISSUES THAT REQUIRE IN A MORE NUANCED APPROACH THAN THE ONES COMING FROM SOME OF OUR CITIZENS, CITY PLANNERS AND PRIVATE DEVELOPERS THROUGH WE CAN AND MUST DO BETTER THAN ONE-SIZE-FITS-ALL MINIMUM SIDE YARD SETBACK EVERY CAMBRIDGE LEADERS OUGHT TO LOOK AT WHEN DEVELOPERS WALDEN SQUARE PROPOSALS FROM A RESIDENTS PERSPECTIVE AND 450 FOOT LONG BUILDING COMMIT LONG HALLWAY STUFFED WITH PEOPLE? NOT A GOOD IDEA BUT ESPECIALLY DURING A LONG-TERM GLOBAL HEALTH CRISIS OR SOCIAL DISTANCING HAS BECOME THE NORM FOR THE NARROW COVERED GARAGE BURIED UNDER A BUILDING THE LENGTH OF THE TITANIC AND ALMOST AS LONG AND TALL, NOT SACRED WE BELIEVE IN DEVELOPMENT CAN DO BETTER. CAMBRIDGE CAN INCREASE ITS POPULATION DENSITY AND BUILD MORE AFFORDABLE UNITS WITHOUT ERECTING A MONOLITHIC STRUCTURE 1.5 TIMES THE LENGTH OF A FOOTBALL FIELD. LET'S FACE IT, WHEN DEVELOPMENT PROPOSAL WAREHOUSES PEOPLE, THIS LEADS TO A BREAKDOWN OF COMMUNITY AND CONNECTION WILL IMPACT PUBLIC SAFETY LEAD TO PUBLIC HEALTH PROBLEMS WITH ESPECIALLY IN TIMES LIKE THESE. IT'S CLEAR WHEN DEVELOPMENT IS PLACING SHORT-TERM PROFIT OVER LONG-TERM PUBLIC BENEFIT, THERE IS A BETTER ALTERNATIVE BUT WE CONVINCE WAREHOUSING OF PEOPLE BY ADVOCATING FOR GOOD DESIGN AND INCREASE AFFORDABLE HOUSING BUT WE CAN LEAD BY EXAMPLE BY SHOWING HER CITY, STATE AND NATION HOW TO GET DO THE RIGHT THING. TOLD DEVELOPMENT TO DESIGN A MORE HUMANE FAMILY ORIENTED NEIGHBORHOOD FRIENDLY PLAN UNTIL THE CITY OF CAMBRIDGE TO PUSH BACK ON THE PROPOSED ONE WITH.

>> NORMAL FOLLOWED BY JAMES.

>> Norma Wassel: THANK YOU VERY MUCH. MY NAME IS NORMA AND I LIVE AT 175 RIDGEDALE AVENUE. I LIVED THERE FOR 22 YEARS AND IN CAMBRIDGE FOR 27 YEARS. I WANT TO REPRESENT ANOTHER MEMBER, MEMBERS OF WALDEN SQUARE NEIGHBORS INDIVIDUALS WHO LIVE IN WALDEN SQUARE APARTMENT COMPLEX WHICH INCLUDES THE HIGH-RISE AND AS JEREMY MENTIONED LOWER BUILDINGS. NOT SPEAKING FOR THE RESIDENTS OF A COLLABORATIVE EFFORT ABOUT WORKING TOGETHER AND RECENTLY PLOWING THROUGH THE AFFORDABLE HOUSING GUIDELINES. I MENTIONED THAT THE COMMUNITY DEVELOPMENT DEPARTMENT IF WE COULD HAVE ONE PAGE SHEET THAT WOULD BE BULLET POINTS WE CAN BETTER UNDERSTAND THE SPECIFICS AROUND ISSUES THAT AFFECT THEM IN THE COLLABORATIVE EFFORT I AM SPEAKING FOR AND SOME OF THE RESIDENTS WANTED ME TO MAKE SURE ADDITIONAL BUILDINGS TO BE HONEST. IT WILL CHANGE THEIR QUALITY OF LIFE, IT WILL MAKE A DIFFERENCE IN PARKING. SO THEY WANT TO EXPRESS THAT BIRD WE TALK ABOUT THAT. THE PROS AND CONS OF LIVING THERE, THEIR QUALITY OF LIFE AND WHAT THE MISSION IS OF THE CITY TO PROVIDE MORE HOUSING. BUT TO PARTICULAR AREAS THEY WANTED TO BRING UP JUST RELATED TO THE SETBACKS, THAT IS ALL WE ARE TALKING ABOUT FOR THE SETBACK PETITION. THE SETBACK ACTUALLY TAKES AWAY THE TREES, THE GREEN SPACE AND IF YOU HAVE SEEN THE VIDEO, EASY RESIDENTS TALK ABOUT IN THE LOSS OF TREES IS OPPOSITE OF THE URBAN FOREST CANOPY.



THE OTHER THING PEOPLE ARE CONCERNED ABOUT GIVEN THE SETBACK AND THE SIZE OF THE BUILDING AND PLACEMENT IS SAFETY. CHILDREN FROM THEIR BUILDINGS WALKED TO PEABODY SCHOOL, ONLY A PUBLIC LIBRARY. IF THEY HAVE THAT BUILDING, THE SETBACK IS RIGHT THERE FOR THE ENTRANCE COMING AND GOING TO THE UNDERPASS TO ALL THE CITY FACILITIES. KIDS WOULD HAVE TO WALK ALL THE WAY AROUND AND POSSIBLY A SMALLER WALKWAY OR GO UNDER IN UNDERPASS WE ARE NOT QUITE CLEAR WHAT IT LOOKS LIKE. THE DANGER OF THE CONCERN IS TWO LANES GOING ON THE ROAD CAMILLUS VISIBILITY AND POSSIBLY THE CHILDREN PEOPLE TAKE A SHORTCUT THROUGH THEIR VERY DANGEROUS FOR THE OTHER THING WE DID IS LOOK THROUGH THE AFFORDABLE HOUSING OVERLAY LOOKED AT THE ISSUES OF SETBACKS DESCRIBED ABOUT THE CITY WANTS TO DO IN TERMS OF KEEPING PUBLIC GREEN SPACE OPEN. 2 TO CONTRADICT WHAT YOU SAY YOU HAVE AN AFFORDABLE HOUSING OVERLAY THAT YOU ARE FIGHTING FOR. SO THEY ARE NOT CLEAR WHY YOU HAVE THAT ON THE OVERLAY AS GOALS, BUT THE SETBACK PREVENTS THAT. MY TIME IS THAT.

>> JAMES FOLLOWED BY ROBERT.  
THREE MINUTES.

>> JAMES AND ROBERT ARE NOT ON THE ZOOM.

>> ALL RIGHT.  
WE WILL GO TO WILLIAM FOLLOWED BY SARAH.

>> William Betsch: GOOD EVENING.  
MY NAME IS WILLIAM TO RESIDE AT 162 RIDGEDALE AVENUE ABOUT 300 FEET FROM WALDEN SQUARE IN A 40 YEAR RESIDENT ON A CHILD IMPORTANT IN ZONING GUIDELINES ARE IN THE MOST PART OF THE SENSE ABOUT ESTABLISHING COMMUNITY STANDARDS A GOOD NEIGHBORLINESS WHEREBY PUBLIC INTEREST IS PROTECTED IN ALL CURRENT AND FUTURE RESIDENTS ENJOY EQUAL CONSIDERATION.  
WE CANNOT SIMPLY LOOK AT CAMBRIDGE FOR THE 10,000 FOOT ALTITUDE ZONING MAP. ONE CANNOT ASSESS THE DESIGN OF THE HOUSING PROJECT UNLESS WE ARE ABLE TO PROTECT OURSELVES INTO TWO DIMENSIONAL SITE PLANS AND THE PAST THE COLORED RENDERINGS OF THE FAÇADES COMPETITION.  
AS RELATES TO SETBACK, I WILL BRIEFLY TOUCH UPON SIX DECISIONS EMBODIED IN THE CURRENT DESIGN THAT I FIND PARTICULARLY CONCERNING THE RELEASE WILL BE SLIGHTLY REDUNDANT.  
ON THIS HAVE IDENTIFIED SIMILAR PROGRAMS BUT THIS IS MY OWN INDEPENDENT NOW BASED ON TRAINING AND ARCHITECTURE.  
NUMBER ONE, SHADOW STUDIES.  
REVEAL THE SHADOWS CAST BY THE 80 FOOT TALL 450 FOOT LONG APARTMENT SLAB REVEALS THE IMPACT IT WILL HAVE UPON THE WESTERN AND RIDGEDALE AVENUE IN THE NORTHERN END EVERY MINISTRY FOR THIS PROJECT WOULD COMPROMISE THE VALLEY OF THE PROPERTIES IN A WAY MORE REASONABLE SETBACK.  
THE LACK OF SUNLIGHT ITSELF IS NOT THE ONLY DETRIMENT EXERTS ITS OWN OPPRESSIVE AND POWERFUL PRESENCE IMPOSING AN OVERWHELMING MONOTONY AND LACK A HUMAN SCALE.  
A STRUCTURE OF THE SKILLS IS INAPPROPRIATE FOR THE NEIGHBORHOOD, WHICH IS CONSTITUTED AT TWO, THREE AND FOR SOME FOUR-STORY STRUCTURES.  
WINS.  
THERE BEEN NO STUDIES DONE WHICH CONSIDERED THE INCREASED WIND SPEEDS THAT WOULD BE LIKELY GENERATED BY THE CONCENTRATED AIR PRESSURE ACTING UPON A FLAT BUILDING SURFACE.  
FOR THE UNDERPASS I WILL SKIP OVER.

OTHERS HAVE TALKED ABOUT IT, BUT IT WILL BE NEGATIVELY AFFECTED BY LONG SHADOWS. GREENS BASED ON THE AUDIENCE ON THE PUBLIC GREEN SPACE AT THE END OF RIDGEDALE AVENUE AND AT THE END RAYMOND STREET WILL ALSO BE SUBSTANTIALLY DEGRADED BY THE REMOVAL OF LOVELY MATURE LINEN TREES AND THE BIGNESS OF THE HOUSING SLIDE. WAY FOUNDING IN PUBLIC PATHWAYS SPIRIT IN MY VIEW EXCITING NEW APARTMENT SLAB ALONG THE NORTHERN MARGIN ON SITE TRANSFORM WALDEN SQUARE ROAD THE MAIN CIRCULATION CORRIDOR ON THE SITE THE POPULAR PEDESTRIAN PATHWAY TODAY AND HE PARK INTO A FORBIDDING 400 FOOT PLUS DARKENED ENCLOSURE. DESTINED TO SERVE PRIMARILY AS A PARKING GARAGE. DESERVES A THOROUGH REVIEW BUT ALTERNATIVE SOLUTIONS ARE BETTER DESIGNED APPROACH MIGHT DIVIDE THE BUILDING PASSING INTO TWO OR THREE SMALLER VOLUMES FURTHER AWAY FROM THE EDGES OF THE SITE. WE KNOW THERE ARE ARCHITECTURAL SOLUTIONS THAT WILL ACHIEVE THE SAME OUTCOMES WITH THE SAME NUMBER OF NEW OCCUPANCIES AND I HUMBLY SUGGEST THAT THIS SHOULD BE THE DIRECTIVE AFFIRMED BY THIS COUNCIL.

>> FINISH UP, PLEASE.

>> SARAH FOLLOWED BY MERELY.

>> Sarah DeMott: GOOD EVENING.

MY NAME IS SARAH AND I WILL RECITE AT 189 RIDGEDALE AVENUE IN CAMBRIDGE. THANK YOU FOR THE OPPORTUNITY TO ADDRESS THE CITY COUNCIL AND MY FELLOW NEIGHBORS.

IN HERE TONIGHT IN SUPPORT OF THE PETITION PROVIDES A SETBACK.

I AM PROUD TO BE LIVING IN CAMBRIDGE AND I CITY AS A PROGRESSIVE TARGET IN WHICH WE CARE ABOUT THE RIGHTS AND WELFARE OF ALL ITS CITIZENS.

AND IN THIS MISSION, I SUPPORT WHILE THE NEIGHBORS.

A SUPPORT AFFORDABLE HOUSING.

AND AS SUCH, I'M AMAZED AT THE INTEGRITY OF MY NEIGHBORS TO JOIN TOGETHER TO POOL OUR TALENTS AND SKILLS, KNOWLEDGE, RESOURCE, COMPASSION FOR ONE ANOTHER TO WORK HARD AND VOLUNTEER HOURS AT TIME IN THE ETHICAL COMMITMENT TO SHEPHERD THE HO TO THE BEST OF ALL THE RESIDENTS AND AGAIN, LET THERE BE NO MISTAKE THIS IS THE EFFORT OF INDIVIDUAL CITIZENS LOOKING OUT THE BETTER THE WELFARE OF THE COMMUNITY.

THE SPIRIT OF THIS PETITION AND REVISIONS OF THE HEART OF WHAT THAT MEANS IS WHAT IT MEANS TO BE A CITIZEN IN CAMBRIDGE.

SO I THINK THE CITY COUNCIL TO CONSIDER REVISIONS TO SETBACK ZONING IS AN EXAMPLE OF WORKING IN THE SPIRIT OF COOPERATION.

AND AS WE WORK TOGETHER TO RETEST AND REVISE THE SETBACK CODE FOR THE NUANCE IMPROVEMENTS NECESSARY AND NEEDED FOR OUR COMMUNITY.

THANK YOU.

>> THANK YOU.

MERRILY FOLLOWED BY SUZANNE.

>> Marilee Meyer: I AND MERRILY, 10 DANA STREET.

WE ARE LOOKING AT A REALLY INTERESTING UNUSUAL CASE HERE THAT IS VERY OBVIOUS CHALLENGES THE HO, SOMETHING I WAS CONCERNED ABOUT FROM THE BEGINNING IN A NONCONFORMING HISTORICAL CITY AND WHERE THERE ARE NONCONFORMING LOTS FOR AN AND ALSO THE IDEA OF HUMAN SCALE AND QUALITY OF LIFE FOR RESIDENTS AND HINDERING ONTO THE RIGID ABSOLUTE DIMINISHES THE POSSIBILITIES OF A BETTER AND MORE PURPLE DESIGN.

AFFORDABLE HOUSING IS EVERYONE HAS BEEN LABELED.

WE TALKING ABOUT A BETTER DESIGN.

AND LOOKING AT LOOKING AT THE BIGGER PICTURE BECAUSE LOOKING FOR CITYWIDE APPROVAL AND NOT NECESSARILY JUST THIS ONE CASE THAT IT WAS MENTIONED THAT THE FEW PROPERTIES ACTUALLY GET BY A CHANGE THE MASSIVE NOTICE OF THE BUILDING IS HIGHLY UNUSUAL AND WE'VE SEEN IN THE PAST SPOT ZONING WORK TO GET THE SPECIAL BUILDING INTO THE SPECIAL LOT, LET'S CHANGE THE ZONING.

WE HAVE SEEN THAT AND NOW WE ARE SWINGING THE OTHER WAY FOR THE A HO WERE ABSOLUTELY ONE-SIZE-FITS-ALL AND WE ARE NOT GOING TO DO ANYTHING ELSE ABOUT IT AND NO FLEXIBILITY WHATSOEVER.

THAT IS AN APPROPRIATE AND WE NEED TO LOOK AT THE HO ON THESE KIND OF ZONING ISSUES WITH THE FLEXIBILITIES FOR THE EVENT TWEAKS TO MAKE A BETTER PROJECT WE ARE NOT EVEN LOSING UNITS.

WE NEED A BETTER SCALE, BETTER SIZE WERE NOT LOSING UNITS.

I HOPE THAT THE DIVISION IN THE CITY COUNCIL LOOKS AT THE BIGGER PICTURE AND NOT JUST STICK WITH THE STATUS QUO YOU GUYS HAVE CREATED THANK YOU.

>> SUZANNE FOLLOWED BY HEATHER.

>> Suzanna Blier: THANK YOU.

SUZANNE, 5 FULLER PLACE.

I WANT TO THE COMMEND ALL THE NEIGHBORS ON THEIR PRESENTATION AND ON THEIR GREAT WORK ON THIS.

I CERTAINLY HAVE LEARNED A LOT THROUGH IT AND I ALSO SUPPORT THEIR PETITION TO REVISE THE SETBACKS OF THE HO AND I SAY THIS IS SOMEBODY WHO SUPPORTS AFFORDABLE HOUSING.

INDEED THAT WAS BEFORE YOU A COUPLE WEEKS BACK WITH OWN PETITION ON ADVANCING HOUSING AFFORDABILITY.

ONE OF THE THINGS CRITICAL IS GREAT DESIGN AND EVEN GOOD DESIGN.

THAT IS WHERE I THINK THIS FALLS DOWN.

ONE OF THE PREMIER TENANTS OF AFFORDABLE HOUSING IS IT MUST FIT IN WITH THE COMMUNITY.

AND THAT IS SOMETHING THAT IS CRITICALLY IMPORTANT.

DIMINISHING GREEN SPACES TO THE POINT MAKING IT LARGELY IN THE SHADE WHICH IS DEEPLY PROBLEMATIC.

IT GOES AGAINST THE GOALS AGAINST THE HO ITSELF.

SOME OF THE COUNSELOR STRONGLY SUPPORTED OVERSIGHT AND REQUIRED ANNUAL REVIEW OF THE A HO.

THAT IS NOT HAPPEN.

WITH THE PLANNING BOARD NOT IN PLACE HAVING OVERSIGHT WE ARE IN A SITUATION SUCH AS THIS WHERE PLANS COME BEFORE GROUPS AND THERE IS NO MEANS OF EFFECTIVELY STOPPING IT.

I COMMEND THE ORGANIZERS OF THIS FOR CREATING A MODEL AND AN ALTERNATIVE PLAN. BECAUSE I THINK THAT IS REALLY THE WAY TO GO.

PUSHING THE BUILDING TOWARD THE CENTER AND IS OTHERS HAVE SAID, WITHOUT LOSING UNITS.

I WOULD ADD WHEN DEVELOPMENT BUILDS ARMY BARRACKS, PLAN SUCH AS THIS IS FINE FOR THE ARMY AND INDEED THEY CAN GO UP AND COME DOWN RELATIVELY QUICKLY.

IT IS NOT OKAY FOR VERY DENSE COMMUNITY SUCH AS CAMBRIDGE.

WE NEED PLANS THAT WORK WELL IN THE COMMUNITY AND THAT DON'T CAUSE FOR THE SAFETY CONCERNS IN TERMS OF CHILDREN GETTING TO SCHOOL AND OTHER AREAS.

WE WILL LOOK BACK ON THIS AND THIS COUNCIL DECISION IF IT GOES FORWARD AS A FEDERAL GOVERNMENTS WORK IN THE 1950s BY REDOUBLING DENSITY SEGREGATING, SEPARATING PEOPLE BY ECONOMIC AND IN SOME CASES RACIAL FACTORS AS WELL.

BEEN THINKING ABOUT THE FUTURE, I URGE YOU TO WORK WITH THE NEIGHBORS TO MAKE THIS A REALLY SUSTAINABLE PROJECT.

ONE WITH THAT WILL WORK WELL FOR THEM IN THE RESIDENCE FOR YEARS TO COME.

>> HEATHER HOFFMAN?

>> Heather Hoffman: HELLO.

213 HURLEY STREET.

SEVERAL PEOPLE BEFORE ME AND TALKED ABOUT THE IMPORTANCE OF DESIGN IN THE IMPORTANCE OF FITTING INTO A NEIGHBORHOOD AS MANY OF YOU KNOW, I SCRAPED TOGETHER 25 BUCKS THAT I DIDN'T HAVE A WHILE BACK TO GO TO A SERIES OF MEETINGS HELD, WHICH I THINK EVERY LAST ONE OF US WOULD AGREE CARES DEEPLY ABOUT AFFORDABLE HOUSING.

ABOUT CHAPTER 40 D. THEY HAD AN ENTIRE WORKSHOP ON DESIGN THERE IS A DESIGN BOOK WITH GUIDELINES AND THE PRESENTERS MADE IT VERY, VERY CLEAR THAT GOOD DESIGN IS PARAMOUNT.

IN FACT, THE WHOLE IDEA OF CHAPTER 40 B WE ALLOW PEOPLE TO ASK FOR A BUNCH OF VARIANCES IN ORDER TO CREATE A BETTER DESIGN SO WE CAN BUILD AFFORDABLE HOUSING FOR PEOPLE.

THE HALLMARK THE HO HAS BEEN WOULD BE TOO REJECT EVERY LESSON OF CHAPTER 40 D. I THINK THAT IS REALLY SHORTSIGHTED AND SAD.

BECAUSE IT SENDS A MESSAGE THAT THE PEOPLE WHO LIVE IN AFFORDABLE HOUSING DON'T DESERVE NICE THINGS.

THEY DESERVE MAYBE NOT ARMY BARRACKS, BUT THEY DON'T DESERVE GOOD DESIGN, THEY DON'T DESERVE GOOD SETBACKS, THEY DESERVE TO LIVE IN A PLACE THAT STANDS OUT IN THE NEIGHBORHOOD OF THE PLACE WHERE THE POOR PEOPLE LIVE.

DATA DESERVE TO HAVE NO LANDSCAPING, NO TREES, NO PARKS.

IS THAT WHAT CAMBRIDGE STANDS FOR?

IS THAT WHAT CAMBRIDGE THINKS OF PEOPLE WHO ARE OUR FRIENDS, NEIGHBORS, FAMILY MEMBERS.

IS THAT WHAT THEY DESERVE?

I HAVE HEARD PRECIOUS LITTLE OF WHAT THE PEOPLE WHO ACTUALLY LIVE IN AFFORDABLE HOUSING THINK THROUGH WHAT I HAVE HEARD HAS TOLD US THE ENTIRELY UNREMARKABLE TRUTH THAT WE ARE ALL PEOPLE.

WE ALL WANT NICE THINGS.

WE ALL WANT DECENT PLACES TO LIVE.

SO I HOPE THE COUNCIL WILL LOOK AT THIS IN THE LIGHT.

THANK YOU.

>> THANK YOU.

MS. STEFAN, IS THERE ANYONE – DID MR. ZOLL COME BACK?

NO?

>> THAT CONCLUDES EVERYONE WHO SIGNED UP.

>> AND THERE IS ONE PERSON WHO RAISED THEIR HAND, IS THAT?

>> YES, THERE IS MARGARET WHO WAS NOT PREVIOUSLY SIGNED UP.

>> OKAY.

I WOULD ENTERTAIN A MOTION TO SUSPEND THE RULES TO ALLOW HER TO SPEAK EVEN THOUGH.

Vice Mayor Mallon moved to  
suspend the rules to allow  
Margaret Reuter to provide  
public comment

	Absent	present	Yea	Nay
Councillor Carlone			x	
Vice Mayor Mallon			x	
Councillor Nolan	x			
Councillor Simmons			x	

Councillor Sobrinho-Wheeler			x	
Councillor Toomey	x			
Councillor Zondervan			x	
Mayor Siddiqui			x	
Councillor McGovern			x	

>> MARGARET, PLEASE UNMUTE YOURSELF.  
YOU HAVE THE FLOOR.

>> Margaret Reuter: THANK YOU.  
HELLO.

MY NAME IS MARGARET AND I KNOW I HAVE SPOKEN WITH MANY OF YOU IN THE PAST AND YOU MAY KNOW WHO I AM.

I LIVE IT 2050 MASS AVENUE I HAPPENED TO JOIN THE MEETING TONIGHT BECAUSE I HAVE BEEN WATCHING THE WALDEN SQUARE WOULD HAVE BEEN VERY MOVED TO SEE HOW WELL THEY WORKED TOGETHER TO BE ABLE TO REACH OUT TO PEOPLE IN THE CITY.

AND ENVIOUS THEY ARE IN A SITUATION WHERE THEY ARE ABLE TO COME UP WITH AN ALTERNATE DESIGN THAT DOES NOT LOSE ANY UNIT.

FOR THIS LAST YEAR, HAVE TO SAY I'M SPEAKING IS IN AFFORDABLE HOUSING TENANT. THAT'S REALLY WHAT I WANT TO SPEAK TO YOU FOR.

I DON'T THINK I EVER FELT MORE GENERALIZED IN MY ENTIRE LIFE ABOUT THE PROCESS AT 27 TWO MASS AVENUE IN TRYING TO SPEAK UP FOR OTHER AFFORDABLE HOUSING TENANT HERE WHERE I LIVE.

IN SOME WAYS AND WELCOME THE MARGINALIZATION IN THE SENSE EACH EXPERIENCE WE HAVE TEACHES US TO UNDERSTAND BETTER AND I REALIZE I WAS EXPERIENCING SOMETHING I HAD EXPERIENCED AS A WOMAN, BUT I HAD NOT EXPERIENCED BEING MARGINALIZED BECAUSE OF MY INCOME.

AND I HAVE TO TELL THE, AFFORDABLE HOUSING TENANT IN CAMBRIDGE, WE ARE SO VERY GRATEFUL.

100 PERCENT GRATEFUL FOR THE ROOFS OVER OUR HEAD.

AND I THINK WE ALL SUPPORT CAMBRIDGE EFFORT TO BUILD MORE HOUSING.

I WILL ALSO SAY WE FEEL STIGMATIZED, MARGINALIZED.

HEADED BUT IT VERY WELL ABOUT WE DON'T DESERVE GOOD DESIGN, WE DON'T DESERVE SETBACKS.

I HEAR WALDEN SQUARE TALK ABOUT SHADOW STUDIES BUT I WAS CALLED NAMES BECAUSE I WAS TRYING TO STAND UP AND SPEAK BECAUSE THERE ARE NO SETBACKS HERE AND WE ARE LOSING OUR SENTIENT EVERYDAY.

AND EVERYBODY IN THE CITY IS DISCOUNTING IT.

WE CAN'T HELP BUT FEEL IT IS BECAUSE WE DON'T MATTER AND WE ARE INVISIBLE.

AND I WANT YOU TO HEAR THAT.

BECAUSE IT IS A FEELING ACROSS THE CITY AND THESE ARE IMPORTANT ISSUES AND WE WOULD LIKE TO BE HEARD.

SO I SUPPORT THE PETITION TONIGHT.

THANK YOU.

>> THAT ENDS THE FOLKS WHO SIGNED UP FOR PUBLIC COMMENT ON A MOTION BY COUNCILLOR CARLONE TO CLOSE PUBLIC COMMENT.

Councillor Carlone moved to  
close public comment.

	Absent	present	Yea	Nay
Councillor Carlone			x	
Vice Mayor Mallon			x	

Councillor Nolan	x			
Councillor Simmons			x	
Councillor Sobrinho-Wheeler			x	
Councillor Toomey	x			
Councillor Zondervan				x
Mayor Siddiqui	x			
Councillor McGovern			x	

>>Vice Mayor Mallon : THANK YOU MR. CHAIR.

THROUGH YOU TO THE CITY STAFF I HAD THE QUESTION.

TWO WEEKS AGO WE DID RECEIVE AN UPDATE ON NOVEMBER 22, WHICH WAS ASKING FOR A CONTINUANCE FROM THE PLANNING BOARD OR ANNOUNCING A CONTINUANCE.

IS A DEVELOPMENT TEAM REVISES IT'S A PROPOSAL FOR NEW AFFORDABLE HOUSING.

AN UPDATED PLAN WILL BE PUT FORWARD LATER THIS YEAR, EARLY NEXT YEAR FOR THE REVISED PLAN WILL PRESENT TWO BUILDINGS DESIGNED IN A WAY THAT PRESERVES THE NUMBER OF PROPOSED NEW APARTMENTS WHILE REDUCING OUR INITIAL PROPOSAL FOR THE REVISED PROPOSAL WILL SEEK TO ADD ADDITIONAL PARKING SPACES.

WONDERING IF SOMEBODY ON THE CDC STAFF.

EITHER CASSIE OR JEFF WOULD HAVE ANY INSIGHT ONTO WHAT IS HAPPENING WITH THIS PROCESS AND WHEN A NEW PLANNING BOARD MEETING WILL BE HEARD FOR ANY DETAILS YOU COULD GIVE US THE ON WHAT WE RECEIVED NOVEMBER 22?

>> MR. ROBERTS?

ONCE IT.

>> Jeff Roberts: THIS IS JEFF ROBERTS.

I WILL TRY TO ANSWER THAT COURTESY CHRIS WHO MIGHT HAVE MORE INFORMATION.

WE DID RECEIVE, WE HAD A REVIEW SESSION SCHEDULED FOR THIS PROPOSAL, ADVISORY REVIEW SESSION SCHEDULED FOR NOVEMBER 23RD.

WE WERE NOTIFIED BY THE DEVELOPER THAT THEY WANTED TO POSTPONE THE IN ORDER TO REVISIT AND RE-STUDY SOME OF THE DESIGN AND I THINK THE VICE MAYOR REVIEWED SOME OF THE REASONING FOR THAT.

THE WAY THE PROCESS WORKS IS A SET OF PLANS NEEDS TO BE SUBMITTED TO US.

WE WOULD THEN RECEIVE THEM AND WE WILL SCHEDULE THE DESIGN REVIEW SESSION AND WE WOULD AT THAT TIME BEFORE THE MEETING POSTED A NEW REVISED DESIGN MATERIALS ONLINE.

I'VE NOT HAD A DIRECT CONTACT SINCE THAT TIME SO WE ARE STILL WAITING TO MOVE THROUGH THAT PROCESS OF GETTING THEIR RESPONSE IN THEIR FINAL SET OF MATERIALS TO SCHEDULE THAT ADDITIONAL MEETING.

DO YOU WANT TO ADD TO THAT, CHRIS?

>> Vice Mayor Mallon: A LITTLE BIT.

NOT A LOT OF SUBSTANCE OTHER THAN WE HAVE NOT HEARD ANYTHING FURTHER, BUT WE KNOW THEY ARE CONTINUING TO LOOK AT MAKING CHANGES TO THEIR PLAN.

I DO EXPECT WE WILL HEAR FROM THEM AT SOME POINT IN THE NEXT SEVERAL WEEKS TO A MONTH.

AND WHEN WE SEE THAT CERTAINLY WE WILL BE TALKING WITH THEM BUT REACHING BACK TO THE COMMUNITY AND GOING THROUGH THE PROCESS TO REVIEW THE CHANGES THEY MADE IN THE COMMUNITY PROCESS BEFORE THEY GET TO THE PLANNING BOARD.

SPEAKER THAT IS HELPFUL.

WE WILL CERTAINLY BE LOOKING FORWARD TO UPDATED PLANS AND REVISIONS.

I KNOW MYSELF, A NUMBER OF MY COLLEAGUES HAVE BEEN WORKING WITH AROUND THE DESIGN AND RESPONDING TO SOME OF THE NEIGHBORS CONCERNS AND SO I IN GLAD TO SEE

THEY ARE BEING RESPONSIVE TO THE COMMUNITY AND THINKING ABOUT THAT SITE AND SPECIFICALLY HOW TO ADDRESS SOME OF THE NEEDS ON THAT SITE. THIS IS ACTUALLY SHOWING THAT THE AFFORDABLE HOUSING OVERLAY PROCESS IS WORKING AS PLANNED.

YOU HAVE THESE MEETINGS, MEET WITH THE COMMUNITY AND YOU MAKE REVISIONS AND THAT IS EXACTLY WHAT IS HAPPENING.

THIS PETITION, WHILE I APPRECIATE THE INTENTION AND THE PETITION IS PUTTING IT TOGETHER AND BEING HERE TONIGHT, IT FEELS REACTIONARY TO ONE PROJECT THAT IS OCCURRING.

WHILE IT IS A REACTION TO ONE PROJECT OCCURRING, WE HEARD FROM OUR CITIES STAFF TONIGHT THAT IT WOULD IMPLICATE ALL THE UNITS CURRENTLY BEING BUILT UNDER THE AFFORDABLE HOUSING OVERLAY.

WE HAD COUNTLESS MEETINGS ON THE OVERLAY WITH STAFF, WITH THE COMMUNITY COME UP WITH EXPERTS.

WE CAME TO THE SETBACK REQUIREMENTS VERY INTENTIONALLY.

WE KNEW WE WOULD MAKE CHANGES TO THE AFFORDABLE HOUSING OVERLAY AND WE SPECIFICALLY PUT IN A FIVE-YEAR LOOK BACK AND REVIEW WITH THE PLANNING BOARD. I CAN FIND EXACTLY THE WORDING.

THE FIVE-YEAR REVIEW CDD SHALL PROVIDE PLANNING BOARD THE AFFORDABLE HOUSING TRUST FOR ITS REVIEW COMMITTEE REPORT THAT ACCESSES EFFECTIVENESS OF THE AFFORDABLE HOUSING OVERLAY AND INCREASING THE NUMBER OF AFFORDABLE HOUSING UNITS IN THE DISTRICT ACROSS THE CITY NEIGHBORHOODS AND SERVING HOUSING NEEDS OF RESIDENTS PER THIS SHALL ALSO ASSESS THE EFFECTIVENESS OF THE ADVISORY DESIGN CONSULTATION PROCEDURE IN GATHERING MEANINGFUL INPUT FOR THE COMMUNITY MEMBERS IN SHAPING PROJECTS TO BE CONSISTENT WITH THE DESIGN OBJECTIVES. WE SPECIFICALLY PUT IN A FIVE-YEAR LOOK BACK TO ENSURE WOULD HAVE THESE IMPORTANT COMMUNITY CONVERSATIONS.

WE ARE JUST OVER ONE YEAR IN THE AFFORDABLE HOUSING OVERLAY.

IT'S TOO SOON TO START MAKING CHANGES LIKE THIS THAT WILL AFFECT CURRENT PROJECTS AS WELL AS FUTURE PROJECTS.

OUR OWN STAFF TONIGHT ADVISED AGAINST MOVING BACK TO A MORE FORMULA BASED SETBACK ZONING AND SO I'M NOT INCLINED TO MOVE THIS FORWARD TONIGHT.

I THINK YOU GUYS GOT GOOD ADVICE.

DON'T OPPOSE BUT PROPOSE.

BUT I HOPE WE ALL LEARN FROM THIS CONVERSATION IS BY PROPOSING A BETTER IDEA FOR THE SITE IT'S ACTUALLY GOING TO COME BACK WITH PROBABLY BETTER SITE PLAN AND BETTER AFFORDABLE HOUSING AND A BETTER OUTCOME.

20 OH BACK AT THIS TIME, BUT THOSE ARE MY INITIAL THOUGHTS AND COMMENTS.

THANK YOU MR. CHAIR.

>>Councillor McGovern - Chair : THANK YOU. ANYONE? IS THERE ANYONE WHO HASN'T? DO YOU MIND IF WE GO TO COUNCILLOR ZONDERVAN FIRST AND COME BACK TO YOU?

>>Councillor Zondervan : THANK YOU MR. CHAIR.

I FIND MYSELF LARGELY AGREED WITH MY COLLEAGUES ON THIS ONE.

I APPRECIATE THE INTENT OF THE PETITIONERS TO ASK IF THEY HAVE ANOTHER LOOK HERE, BUT THE REALITY IS WE DID AND WE SPENT A LOT OF TIME THINKING ABOUT WHAT THE AFFORDABLE HOUSING OVERLAY SHOULD AND SHOULDN'T LOOK LIKE.

AND WE AGREED TO ITS CURRENT FORM.

SO TO NOW GO BACK AND CHANGE THE PARTICULAR ASPECT OF IT, GIVEN HOW UNPREDICTABLE THE IMPACT OF THAT WOULD BE ON FUTURE PROJECTS, DOES NOT FEEL LIKE A GOOD USE OF OUR TIME TO ME.

IT IS A LITTLE UNCOMFORTABLE.

I UNDERSTAND FOLKS WANT TO USE THE WALDEN SQUARE DEVELOPMENT AS AN EXAMPLE, BUT THAT IS NOT REALLY WHAT IS BEFORE US.

WHAT IS BEFORE US IS A VERY GENERAL, BROAD PETITION THAT WOULD IMPACT LOTS OF DEVELOPMENTS.  
IT IS A LITTLE BIT STRANGE TO BE HAVING THIS CONVERSATION ABOUT WALDEN SQUARE BECAUSE THAT IS NOT REALLY BUT THIS PETITION IS ABOUT THAT WOULD ULTIMATELY IT'S ASKING FOR A MUCH BIGGER CHANGE.  
I AM NOT SUPPORTIVE OF IT.  
I THINK THAT WE SHOULD SPEND OUR TIME THINKING ABOUT HOW WE CAN PRODUCE MORE AFFORDABLE HOUSING AND MORE JUSTICE IN OUR CITY AND NOT SPEND OUR TIME RELITIGATING QUESTIONS WE ALREADY DECIDED.  
THANK YOU MR. CHAIR.

>>Councillor McGovern - Chair : THANK YOU.  
COUNCILLOR CARLONE?

>>Councillor Carlone -: MR. CHAIR, I SEE COUNCILLOR SOBRINHO-WHEELER HAS HIS HAND UP AS WELL.

>>Councillor McGovern - Chair : THANK YOU.  
COUNCILLOR SOBRINHO-WHEELER?

>>Councillor Sobrinho-Wheeler : THANK YOU MR. CHAIR.  
I AGREE WITH WHAT MY COLLEAGUES HAVE SAID THUS FAR THROUGH THE POINT I WAS GOING TO ADD WAS GIVEN THE INTERPRETATION OF THE AFFORDABLE HOUSING OVERLAY THAT IF WE ARE MAKING CHANGES TO IF THEY ARE GOING TO BE FAR-REACHING AND WE ARE UNLIKELY TO HAVE FLEXIBILITY LEAST GIVEN THE INTERPRETATION WE HAVE SEEN SO FAR. I APPRECIATE THE CONTEXT AROUND THE WALDEN SQUARE PROJECT IF THE GOAL IS TO IMPROVE THE PROJECT OF A CHANGE ASPECTS OF THE DESIGN THERE ARE OTHER WAYS TO FOCUS SPECIFICALLY ON THAT PROJECT IN THE AMENDMENT TO THE AFFORDABLE HOUSING OVERLAY TO BE OF A LARGE IMPACT ON THE NUMBER OF AFFORDABLE HOUSING PROJECTS. MAKING SURE WE ARE THE RIGHT PROBLEMS.  
BUT WOULDN'T BE SUPPORTIVE OF THIS.  
I WOULD GO AHEAD AND YEILD BACK.

>> Mayor Siddiqui: MY COLLEAGUES HAVE COVERED MOST IF NOT ALL THE POINTS AND I AGREE WITH THEM ON THIS.  
PERSONALLY AS SOMEONE WHO GREW UP IN AFFORDABLE HOUSING, I TAKE VERY SERIOUSLY, JUST LIKE ALL MY COLLEAGUES DO.  
AND I UNDERSTAND PETITIONERS AS WELL.  
WHAT FOLKS ARE SAYING ABOUT THAT DEVELOPMENT.  
AND I THINK WE NEED TO DO THE NUMBER ONE JOB WE ARE HERE TO DO IS TO LISTEN TO THOSE CONCERNS AND KEEP BRINGING THIS UP.  
I THINK ALL OF US ARE TRYING IN DIFFERENT WAYS TO DO THAT.  
AND I THINK IT IS A SEPARATE ISSUE.  
I WANTED TO BRING THAT UP.  
I GET A LOT THAT CALLS FOR MY OFFICE, AND TALK TO SOME OTHERS ON THE COUNCIL ABOUT THIS PARTICULAR COMPANY AND ANOTHER BEEN ISSUES AND WE HAVE TO ADDRESS THOSE ISSUES.  
BUT DOING IT IN THIS WAY WOULD BE OPPOSITE TO THE GOAL OF THE OVERLAY.  
I WILL STOP THERE.  
THANK YOU.

>>Councillor McGovern - Chair : THANK YOU. COUNCILLOR CARLONE?

>>Councillor Carlone: THANK YOU MR. CHAIR.



I THINK FROM A PLANNING POINT OF VIEW, FROM A ZONING POINT OF VIEW IT IS UNBELIEVABLY OUTRAGEOUS THAT WE ARE CONSIDERING A 45 FOOT DEEP BUILDING VERSUS A 450 FOOT DEEP BUILDING AND SAYING IT NEEDS THE SAME SIDE YARD SETBACK. JUST ON THINKABLE.

BUT IF THAT'S WHAT THIS COUNCIL ONCE, SO BE IT.

WE CAN MODIFY THIS.

I DON'T BELIEVE CHA SEEMS TO AGREE IN THEIR MEMO THAT THE SMALLER RESIDENTIAL DISTRICTS, SINGLE-FAMILY DISTRICTS I MIGHT ADD, ARE NOT AFFECTED AT ALL. THEY BELIEVE AC ONE DISTRICT IS, BUT MY CALCULATIONS DID NOT FORGET I WOULD LIKE TO SEE THEIR CALCULATIONS.

AND ANYTHING THAT IS DENSE ABOUT 1.75 I THINK MAKES SENSE.

WHO WANTS A 450 FOOT LONG, 85 FOOT TALL BUILDING 10 FEET FROM THEIR PROPERTY LINE.

YOU ARE SAYING THAT'S ALL RIGHT.

NOT JUST AT THE SITE, ANY SITE.

THAT SEEMS CRAZY TO ME.

WE CAN QUALIFY THIS SAY 40 PERCENT, 30 PERCENT OF THE BASE DISTRICT.

CAMBRIDGE IS FUNDAMENTALLY AN RESIDENTIAL DISTRICTS IN EVERY OFFICE DISTRICT A FORMULA SETBACK.

AND TO SAY THAT IS OLD-FASHIONED 1961 WHEN IT IS THROUGHOUT THE ZONING CODE, I DON'T GET THAT EITHER.

IT'S AS OUR ZONING CODE IS OUTDATED AND OUTRAGEOUS, BUT WE ARE NOT GOING TO CHANGE ANYTHING.

BUT WE ARE GOING TO KEEP WITH THIS.

WE HAVE TALKED OF THE DEVELOPER.

I PERSONALLY MET WITH THE DEVELOPER AND HIS TEAM TWICE.

AND THEY WERE SOMETIME AGO.

AND WE KNEW ABOUT ALTERNATIVE DESIGNS.

I WAS ASKED NOT TO TALK ABOUT IT.

THEY ARE IN IMPROVEMENT.

THEY WOULDN'T HAPPEN WITHOUT THE NEIGHBORHOOD ACTING.

IN OTHER WORDS, ENCOURAGING DESIGN WOULD HAPPEN IF THE NEIGHBORS DIDN'T SPEAK UP.

THIS IS PART OF THE PROCESS.

DEVELOPERS CAN PROPOSE PETITIONS AND NEIGHBORHOODS CAN.

EVEN IF YOU'RE GOING TO VOTE AGAINST IT THE PLANNING BOARD HASN'T SEEN THIS.

I'VE HEARD THERE SOME OTHER COMMENTS AS WELL.

I THINK IT BE AN INTERESTING DISCUSSION AND WE WOULD LEARN FROM IT.

A 10 FOOT SETBACK MIGHT WORK FOR A 100 FOOT SITE.

FOR A 500 SITE BUT THE 450 FOOT LONG BUILDING.

IT DOESN'T WORK.

IN THIS CASE ON THE SITE, THERE ARE ALTERNATIVES.

IS THE VICE MAYOR SAID, THEY ARE LOOKING AT THEM.

THEY WOULDN'T WITHOUT THIS.

THANK YOU MR. CHAIR.

>>Councillor McGovern - Chair : I AM GOING TO SHARE MY THOUGHTS NOW.

FIRST OF ALL, THANK YOU FOR YOUR PRESENTATION.

NOT JUST FOR YOUR PRESENTATION TONIGHT, BUT THERE WERE GIVEN PUTTING INTO THIS FROM I CAN'T REMEMBER WHEN WE HAD THE OUTDOOR MEETING.

BUT TIME IS A WEIRD THINGS THESE DAYS.

INVOICE I BEEN WORKING HARD ON THIS FOR A LONG TIME AGREE WITH COUNCILLOR CARLONE IN THE VICE MAYOR HE SAID THIS TOO THE CHANGES BEING PROPOSED TO REDO BUILDINGS WITHOUT LOSING UNITS.

I GUESS WE GOT THAT EMAIL A COUPLE OF WEEKS AGO.

I MISSED IT OR DIDN'T SEEM TO IT AND CURIOUS THE PETITIONERS ABOUT THE PROPOSAL THAT MAY HAVE CHANGED DID YOU HEAR ANYTHING FROM THE DEVELOPERS THAT THEY WERE GOING TO MOVE.

>>Jeremy Eyman: WE HEARD THAT THEY WERE LOOKING AT ALTERNATIVES, BUT THIS IS THE FIRST WE HAVE HEARD FROM TWO BUILDINGS AND SO ON. WE KNOW THEY POSTPONED TO THE NOVEMBER 23 MEETING, BUT WE DIDN'T HAVE ANY DETAILS.

>>Councillor McGovern - Chair : I DON'T KNOW HOW INVOLVED IN ALL WERE IN THE DISCUSSIONS THAT WERE HAPPENING IN ONE OF THE THINGS BROUGHT UP WAS WITHOUT HAVING THE PLANNING BOARDS APPROVAL BE BINDING MONTH DEVELOPERS AREN'T GOING TO LISTEN TO THE COMMUNITY.

HERE WE HAVE AN EXAMPLE WHERE IT ACTUALLY SHOWS THE PROCESS HAS WORKED PRETTY RISKING FORWARD, HE SAID WE DON'T LIKE THIS, WE HAVE OTHER IDEAS, WE WANT TO SEE SOMETHING DIFFERENT.

THE DEVELOPER COULD HAVE SAID GO FLY A KITE, WE CAN DO THIS UNDER THE A HO AND NOW THEY ARE SAYING WE ARE GOING TO COME BACK.

WE HAVEN'T SEEN NOT SO MAYBE THAT'S NOT GOING TO BE TOO EVERYONE'S SATISFACTION EITHER.

BUT ACTUALLY IT SHOWS THAT THIS PROCESS HAS WORKED.

THAT THE COMMUNITY HAD BEEN PUT THEM IN THERE WERE COMMUNITY MEETINGS FOR THE DEVELOPER LISTEN TO THE CONCERNS AND IS COMING BACK WITH SOMETHING DIFFERENT. SO THAT IS GOOD.

THANK YOU AND I HAVE SAID ALL ALONG THAT I'M NOT GOING TO DEFEND THAT INITIAL DESIGN, I WASN'T CRAZY ABOUT IT EITHER.

MY POSITION ALL ALONG WAS I WAS WILLING TO SUPPORT ANYTHING THAT IS MORE AGREEABLE TO THE COMMUNITY SO LONG AS IT DIDN'T RUN SO IN A REDUCTION OF UNITS WERE THAT WAS A LINE FROM ME.

IF IT'S MOST OF TWO BUILDINGS AND 25 MINUTES EACH, I WOULD'VE SAID NO.

BUT IT SOUNDS LIKE WE ARE LOOKING AT POTENTIALLY TWO BUILDINGS WITH THE SAME NUMBER OF UNITS, WHICH I THINK WOULD BE BETTER THAN WHAT IS IN FRONT OF US TODAY. THAT IS INDIRECTLY AS A RESULT OF YOUR ADVOCACY.

AND SO IT ACTUALLY SHOWS THIS PROCESS CAN WORK.

I AM CONCERNED – I KNOW THIS IS AND YOU SAID IT A FEW TIMES IN YOUR PRESENTATION AND I APPRECIATE IT.

THIS IS NOT JUST ABOUT WALDEN SQUARE, IT'S ABOUT THE WHOLE CITY.

WHAT I HAVE HEARD, WE HEARD FROM CHA AND WE ALSO HEARD FROM HR I. I TALKED TO OTHER AFFORDABLE HOUSING DEVELOPERS WHO HAVE SAID IS THIS IS DONE UNIVERSALLY THIS IS GOING TO IMPACT HER ABILITY TO NOT ONLY FINANCE PROJECTS BUT TO THE NUMBER OF UNITS WE WOULD BE ABLE TO BUILD IN CERTAIN LOCATIONS THROUGH THE WHOLE POINT WAS TO GET OUTSIDE THE NORMAL ZONING TO MAKE IT MORE FINANCIALLY VIABLE TO BUILD AFFORDABLE UNITS, 100 PERCENT AFFORDABLE UNITS IN PERPETUITY.

FASTER AND MORE FINANCIALLY VIABLE.

BECAUSE AWAY THEY FINANCE AFFORDABLE HOUSING IS VERY DIFFERENT THAN MARKET RATE HOUSING.

WHEN I HEAR THE FOLKS ACTUALLY BUILT THE HOUSE IN A TRUST FOR THE TRUST THESE DEVELOPERS.

IS NOT LIKE SOMEBODY FROM SOMEBODY COMING INTO VISIT.

THESE ARE CHA, DEVELOPERS THAT WE KNOW THEY SAY LOOK, THIS IS GOING TO BE SOMETHING THAT IF IT'S DONE CITYWIDE IS GOING TO BE SOMETHING THAT IS NEGATIVELY GOING TO IMPACT.

I TAKE THAT UNDER HEAVY CONSIDERATION.

AS IT PERTAINS TO WALDEN SQUARE, WE ARE GETTING TO A BETTER PLACE THANKS TO YOU AND COUNCILLOR CARLONE AND OTHERS RELATED HAD VERY EARLY CONVERSATIONS BUT ARE NOT GOING TO TRY TO SAY I HAVE BEEN WAITING ON THE STRANGE BECAUSE I HAVEN'T BEEN.

OTHERS HAVE.

BUT I'M JUST NOT COMFORTABLE WITH DOING SOMETHING THAT'S GOING TO AFFECT THE WHOLE CITY TO REALLY TRY TO DEAL WITH THIS ONE PARTICULAR ISSUE.

AND I HOPE, I DON'T BELIEVE THIS IS THE CASE AND I TRUST THE PETITIONERS IN WHY THEY WANT TO DO THIS AND WHAT THEIR CONCERNS ARE.

BUT PART OF THE POINT TOO WAS TO CUT THROUGH SOME OF THE RED TAPE GETTING THE STUFF BUILT UP YET AND I DON'T WANT TO GET INTO A HABIT WHERE SOMEONE DOESN'T LIKE A PARTICULAR PROJECT THEY GET 10 SIGNATURES TO FILE A ZONING CHANGE SO THAT WE HAVE TO GO BACK.

I JUST THINK WE HAVE TO GIVE THIS A CHANCE TO WORK ON IT HAS BEEN OVER A YEAR.

I THINK IT HAS BEEN WORKING WELL FOR 350+ UNITS IN THE PIPELINE THAT SOME OF THEM MAY HAVE BEEN BUILT ANYWAY BUT NOT AS QUICKLY AS THEY ARE HAPPENING TO REGIONS AND SO I WOULD PREFER TO CONTINUE DOWN THIS ROAD OF TRYING TO GET THIS PARTICULAR PROJECT BETTER.

I WILL PLEDGE TONIGHT TO BE MORE INVOLVED.

I THINK WE ARE TRYING TO GET A MEETING SET UP.

I WILL PLEDGE TO TAKE MORE OF AN ACTIVE ROLE TRYING TO NEGOTIATE SOMETHING THAT IS BETTER, BUT I AM NOT INCLINED TO AMEND THE HO OVERALL AT THIS TIME WHEN APPEARING THIS WILL HAVE A DETRIMENTAL EFFECT.

THESE ARE TOUGH CHOICES AND AT THE END OF THE DAY I'M GOING TO LISTEN TO THE AFFORDABLE HOUSING DEVELOPERS WHO ARE TELLING ME THIS IS NOT GOING TO BE SOMETHING GOOD AND REALLY UNDERCUT A LOT OF THE A HO.

AND PLEDGE TO WORK WITH YOU AND TRY TO COME UP WITH SOMETHING BETTER IN TERMS OF WALDEN SQUARE, BUT I DO NOT SUPPORT THIS PETITION TO AMEND THE ENTIRE AHO.

>>Councillor Carlone - Chair : THANK YOU.

THAT MIGHT BE THE CONCLUSION WE COME TO AFTER THE PLANNING BOARD REVIEWS THIS AND GIVES US THEIR INPUT, BUT I WOULD SUGGEST IF YOU TAKE THE FOOT OFF THE GAS PEDAL WHEN IT'S LESS LIKELY TO NEGOTIATE, THEY AND THE CITY NEED TO PUSH BACK EVEN IF IN THE END WE SAY NO TO THIS.

I WOULD ALSO SAY THE AHO WAS FAULTY.

NO ZONING IS PERFECT.

FAULTY IN THE SENSE THAT A GENERIC SAME NUMBER OF FEET DOES NOT WORK IN A REASONABLE WAY FOR EVERY PROJECT.

IT JUST MAKES SENSE.

JUST LIKE A CERTAIN DENSITY DOESN'T WORK OR A CERTAIN HEIGHT DOESN'T WORK FOR EVERY PROJECT.

WE HAVE A VARIETY.

SO WE HAVE THE VARIETY IN A VERY POSITIVE WAY, BUT WE DON'T CHANGE THE SETBACK FOR A VERY LARGE BUILDING IN A RESIDENTIAL ZONE NEXT TO A PARK.

I HAVE NO DOUBT IF THIS WASN'T BEING DISCUSSED THAT WE WOULD BE IN THE POSITION OF A SECOND DESIGN.

I HAVE TALKED TO THEM ABOUT THE SECOND DESIGN.

WOULD BE EASIER FOR THEM TO BUILD OVER THE ROAD.

BUT THEY GET IT.

THEY SAY THEY DON'T WANT TO DEVELOP ON THE NEIGHBORS DON'T WANT IT.

THEY SAY THAT.

NOW WE HAVE TO HAVE THEM LIVE UP TO THAT.

AND BY SUGGESTING WE SHOULD VOTE IT DOWN TONIGHT BEFORE THE PLANNING BOARD GIVES THEIR INPUT, SEEMS TO ME VERY AND APPROPRIATE.

WE SHOULD LEARN FROM THE PLANNING BOARD FOR THE PLANNING BOARD MIGHT AGREE.

I WOULDN'T BE SURPRISED.

BUT THERE IS SOMETHING HERE TO READ MAYBE IT IS WHEN BORDERING OPEN SPACE.

BUT THERE IS SOMETHING WRONG WITH THE BUILDING THE SIZE OF A DESTROYER.

THAT'S LITERALLY 10 FEET AWAY FROM THE MAJOR GATHERING PLACE AND THE ONLY GATHERING PLACE IN THE NEIGHBORHOOD.

AT THE END OF THE PATH.

THERE IS MANY THINGS WRONG WITH THE DESIGN.  
ANYONE CAN COME BACK WITH THE PETITION AND ATTACK ANOTHER POINT.  
SELECT DEAL WITH THIS PROFESSIONALLY AND NOT END IT TONIGHT.  
THANK YOU MR. CHAIR.

>>Councillor McGovern - Chair : THANK YOU.  
ONE THING MR. ROBERTS SAID IN HIS EARLIER COMMENTS.  
HE TALKED ABOUT CONSTRAINING THE BUILDABLE FOOTPRINT.  
THIS IS SOMETHING WE HAVE TO THINK ABOUT NOT JUST IN THIS PROJECT, BUT ALL PROJECTS.  
THE LOT SOMEONE CAN BUILD IS THE ONLY SIZE IT IS.  
AND PEOPLE WANT PARKING AND PEOPLE WANT SETBACKS AND THEY WANT TREES AND BIKE  
PARKING THE ONE ON THESE THINGS BUT THEY DON'T WANTED TO BE TOO TALL AND THEY  
DON'T WANT TO LOSE THE NUMBER OF UNITS.  
WHEN YOU START TO SQUISH STUFF.  
IN A NOTE THERE WERE MORE SETBACKS THE PEOPLE WOULD ACCEPT A TALLER BUILDING.  
MY GUESS IS IT THAT WAS PROPOSED PEOPLE WOULD BE COMING OUT FOR IT LOOK AT 2072  
MASS AVENUE.  
DIFFERENCE BETWEEN SEVEN STORIES AND NINE STORIES BECAME AN ALL-OUT BATTLE.  
IT'S THE DIFFERENCE OF TWO OR THREE STORIES.  
AT SOME POINT, SOME TOUGH DECISIONS AND SACRIFICES HAVE TO BE MADE.  
WE WENT TO SQUEEZE BUILDINGS INTO A SMALLER WILL FROM CORPORATE, WE HAVE TO GO  
TALLER AND WE ARE GOING TO NEED AND YOU PEOPLE DON'T LIKE THAT EITHER.  
I DON'T KNOW.  
IS GOING TO BE SOMEBODY WHO SAYS I DON'T LIKE THAT OR I DON'T LIKE THAT.  
THE OPTION IS BEFORE US.  
GOING TO GO TO THE VICE MAYOR FIRST.  
THEN I WILL GO OVER WHAT OUR OPTIONS ARE TONIGHT.

>> Vice Mayor Mallon: THANK YOU MR. CHAIR. THANK YOU FOR TALKING ABOUT OUR OPTIONS  
BECAUSE I DON'T REMEMBER ANY OF US SAYING WE WERE GOING TO DEAL WITH THIS AND DO  
SOMETHING NEGATIVE TONIGHT.  
I REMEMBER ME SPECIFICALLY SAYING I'M NOT INTERESTED IN MOVING THIS OUT OF  
COMMITTEE SO I WOULD BE INTERESTED TO HEAR WHAT THE OPTIONS ARE.  
MY HEAD IS WHERE I WOULD LEAVE THIS AND SEE WHAT THE PLANNING BOARD SAYS AND GO  
FROM THERE.  
I DO WANT TO SAY THAT SHIRLEY THE ZONING PETITION HAS MAY BE PLAYED PART OF A ROLE  
IN WHY WERE GOING BACK TO THE DRAWING BOARD, BUT HAVE TO SAY THERE ARE A NUMBER  
OF OTHER FACTORS DRIVING THAT I WOULD IMAGINE.  
ONE, LOTS OF US ARE HAVING TROUBLE CONVERSATIONS ABOUT REDESIGNING THE BUILDING  
FOR THE AFFORDABLE HOUSING TRUST AND BACKSTOP WOOD HOPES WORK IN THE OVERLAY  
WITH THE DESIGN WE WOULD GET DETERMINING WHETHER OR NOT TO FUND THE PROJECT  
WOULD BE CRITICAL.  
ONE WOULD IMAGINE THE AFFORDABLE HOUSING TRUST HAS A LOT OF OTHER PRIORITIES IN BE  
PUTTING THE FUNDING UNTIL THERE IS SIGNIFICANT PUSHBACK FROM THE COMMUNITY AND IF  
THERE IS SOME DESIRE TO USE THAT LEVERAGE.  
SO I DO NOT AGREE THIS IS THE ONLY THING HOLDING FEET TO THE FIRE AT THIS POINT.  
I DID WANT TO SAY I HOPE THAT I DIDN'T HEAR COUNCILLOR CARLONE SAY THE REST OF THE  
COMMITTEE IS BEING UNPROFESSIONAL TONIGHT.  
I THINK WE ARE BEING VERY PROFESSIONAL AND I THINK WE ARE GOING TO BE CONSIDERING  
OUR OPTIONS CAREFULLY.  
AND THINK LEAVING THIS IN COMMITTEE AND FIRST ALL WE HAVEN'T SEEN A EITHER.  
LEAVING THIS IN COMMITTEE IS THE MOST PRUDENT THING TO DO COMPATIBLE DEFER TO  
YOUR OPTIONS AND THANK YOU FOR ALLOWING ME TO SPEAK.

>>Councillor McGovern - Chair : THANK YOU.  
COUNCILLOR ZONDERVAN?

>>Councillor Zondervan: THANK YOU MR. CHAIR.

>>Councillor McGovern - Chair : YOU ARE BREAKING UP A LITTLE BIT.  
HAVING A HARD TIME.  
SORRY.

>> COUNCILLOR ZONDERVAN, TRY TURNING YOUR VIDEO OFF WHICH MAY IMPROVE YOUR AUDIO.

>>Councillor Zondervan: IS THIS ANY BETTER?

>>Councillor McGovern - Chair : YES.

>>Councillor Zondervan: OKAY. SO I WAS SAYING I AGREE WITH MY COLLEAGUES THAT WHATEVER ROLE THIS PETITION MAY HAVE PLAYED IN THE NEGOTIATION IS LAID OUT AND I APPRECIATE THE EFFORTS AND ROLE IN THAT NEGOTIATION AND YOUR PLEDGE TO SUPPORT THAT AND CERTAINLY UNWILLING TO HELP IN ANY WAY I CAN.  
BUT I DON'T THINK WE NEED TO HOLD ONTO THIS PETITION IN ORDER TO MAKE PROGRESS THERE. ESPECIALLY GIVEN THE FACT THEY ARE ALREADY RECONSIDERING THE DESIGNS. I DON'T EXPECT THE PLANNING BOARD IS GOING TO RECOMMEND THIS PETITION FAVORABLY, BUT IF WE ALREADY SENT THIS OUT TO COMMITTEE AND THEY DO COME BACK WITH A FAVORABLE RECOMMENDATION, THAT DOESN'T RESTRICT OUR OPTIONS IN ANY WAY. IF WE KEEP IT IN THE COMMITTEE THAT MEANS WE HAVE TO HAVE ANOTHER MEETING TONIGHT AND NOT INCLINED TO DO THAT.  
MY SUGGESTION IS WE DO WE HEAR FROM THE PLANNING BOARD AND ALL OPTIONS REMAIN ON THE TABLE ONCE WE HEAR FROM THE PLANNING BOARD.

>>Councillor McGovern - Chair : THANK YOU.  
COUNCILLOR CARLONE.

>>Councillor Carlone - Chair : I HAVE DECIDED NOT TO SAY ANYMORE.  
APPRECIATE IT.

>>Councillor McGovern - Chair : NOBODY ELSE?  
YES?

>>Jeremy Eyman: I WAS JUST GOING TO ASK IF WE HAVE THE OPPORTUNITY TO SPEAK AGAIN BEFORE WE CONCLUDE.

>>Councillor McGovern - Chair : PLEASE.

>>Jeremy Eyman: FIRST OF ALL, THANK YOU.  
THANK YOU FOR YOUR COMMENTS ON THE MEETINGS WE DID HAVE MONTHS AGO.  
AND VERY MUCH APPRECIATE THAT.  
WOULD ALSO LIKE TO SAY THAT THANKS TO THE PEOPLE MAKING THE PUBLIC COMMENTS. THERE IS A VERY POWERFUL COMMENTS MADE A NEW VOICES, PEOPLE WE HAVE NOT CONNECTED WITH BEFORE.  
AND IT'S REALLY POWERFUL TO HEAR FROM THEM.  
I ALSO APPRECIATED THE COMMENTS FROM THE MAYOR, THE VICE MAYOR, COUNSELORS AND YOURSELF AS CHAIR.  
I WOULD LIKE TO REITERATE OUR DESIRE TO GET THIS RIGHT.  
THE REASON FOR A PETITION OVERALL IS WE ARE TRYING TO SHOW SOME OF THE DEFICIENCY THERE IS ONE ASPECT PARIS BUT ALSO BECAUSE THE AHO BY DESIGN MAKES IT DIFFICULT FOR A GROUP NEIGHBORS TO GO ANYWHERE.  
BECAUSE IT IS DESIGNED TO NOT GO THROUGH THE ZONING APPEALS PROCESS.

AGAIN, WE WANT MORE AFFORDABLE HOUSING AND WE DON'T WANT TO TIE IT UP AND LOTS OF RED TAPE, BUT I THINK WE NEED TO BE CAREFUL TO DISTINGUISH BETWEEN THE DESIRE TO BUILD QUICKLY AND THE DESIRE TO RUSH LEGISLATION THROUGH BECAUSE IT MAY BE TOWARD THE END OF THE YEAR WERE MORE CONVENIENT ARE UP AGAINST AN ARTIFICIAL DEADLINE.

I THINK WE NEED TO RECOGNIZE THIS IS NEW LEGISLATION IN HEARING ABOUT GETTING IT RIGHT IS SO IMPORTANT.

SO THANK YOU AGAIN FOR FACILITATING THIS.

IT IS ALSO IMPORTANT TO RECOGNIZE THE BUILDING WILL LIKELY BE AROUND FOR 100 YEARS. I'M NOT SURE HOW THIS ALL THIS BUILDING IS, BUT IS PROBABLY THERE FOR THE EXISTING BUILDINGS ARE PROBABLY 60 OR 70 YEARS OLD AT THIS POINT.

AND SO YES, WE NEED MORE AFFORDABLE HOUSING, ABSOLUTELY.

WE NEED TO MAKE THIS EXTRA GIG TO A DEVELOPERS, ABSOLUTELY.

THIS IS AN UNUSUAL SITE FOR WE ARE NOT GIVEN SOME OF THE CALCULATIONS WE SAW FOR THE FIRST TIME JUST BEFORE THIS MEETING ARE ACCURATE.

AND THINK IT IS IMPORTANT ALL OF YOU AS COUNSELORS AND ELECTED REPRESENTATIVES DISCUSS THIS, SPEAK TO THE EXPERTS COMMIT THE DIFFERENT GROUPS IN WAY THAT NOT TRY TO RUSH IT THROUGH.

AND THINK IT IS IMPORTANT TO CONTINUE THAT PROCESS.

THE POINT IS TO GET IT RIGHT RATHER THAN RUSH INTO A MISTAKE OR SAY WELL, MAYBE IT IS JUST WALDEN SQUARE OR MAYBE THIS IS A ON THE ALTERNATE SITE IS GOING TO AFFECT EVERYTHING IN CAMBRIDGE BRITTANY DON'T THINK IT'S GOING TO AFFECT EVERYTHING IN CAMBRIDGE, BUT WE THINK THIS IS IMPORTANT.

AS WE HAVE SEEN.

THERE ARE A VARIETY OF FACTORS HERE AFFECTING THE DEVELOPERS DECISIONS AND THIS IS AN IMPORTANT PROCESS.

OVERALL, THANK YOU TO ALL OF YOU TO REAP THE CHAIR COMMITTEE COCHAIR, COUNSELORS.

OUR GOAL IS TO BUILD GREAT AFFORDABLE HOUSING.

CAMBRIDGE DESERVES IT.

THANK YOU.

>> Norma Wassel: I JUST WANTED TO MENTION ONE THING.

THANK YOU SO MUCH FOR YOUR TIME.

I'M NOT HERE JUST BECAUSE OF THIS PROJECT.

I THINK I'M LUCKY BECAUSE THE ARCHITECTS VOLUNTEER THEIR TIME THREE PEOPLE WITH FLEXIBLE WORK SCHEDULES.

I'M NOT SURE OTHER PEOPLE HAVE THAT RESOURCE IN OTHER NEIGHBORHOODS.

TO ME THE SETBACKS ARE PRIME THROUGH THE AFFECT PEOPLES LIGHTS, THEY AFFECT WHERE KIDS CAN PLAY, THEY AFFECT SAFETY.

I'M NOT SURE OF THE LIFE AND SAFETY REPORT HAS BEEN DONE REGARDING THE SETBACKS AS I ASKED ABOUT THAT.

SAW AT DEAL FOR MODIFICATIONS IN BETWEEN WHAT HR SAYS ON THE OTHER DEVELOPERS, NONPROFITS AND OUR COMMUNITY AND THIS.

WE ARE JUST LUCKY THAT THEY RESPONDED AND IS CONSIDERING.

I DON'T KNOW WHAT THEY ARE GOING TO COME BACK WITH.

I JUST WANT TO GIVE MY OPINION THAT I'M NOT IN JUST FOR THIS BUILDING AND I THINK THERE MODIFICATIONS THAT CAN BE MADE THAT WOULD NOT AFFECT DEVELOPERS NOT BEING ABLE TO DEVELOP IN TERMS OF THE UNITS THAT THEY NEEDED.

AND WHAT WOULD BE IN THE BEST INTEREST OF PEOPLE WHO LIVE THERE BECAUSE SETBACKS AFFECT THE SAFETY AND SO MANY OTHER THINGS.

I WANTED TO PASS THAT ON.

WANTED TO APPRECIATE THE FACT THE CITY COUNSELORS ARE LOOKING AT THIS IN CONSIDERING THIS.

>>Councillor McGovern - Chair : THANK YOU.

ANYTHING WE DO TONIGHT TO COME IN THIS HAS NOTHING TO DO WITH THE END OF THE TERM OR THE END OF THE CALENDAR.

THIS CARRIES OVER, THIS WILL CARRY OVER INTO THE NEW TERM AND WHEN THE CALENDAR CHANGES.

WHATEVER WE DO IS NOT ABOUT RUSHING THIS TO GET THIS DONE TONIGHT BECAUSE WE ARE UP AGAINST SOME ARTIFICIAL TIMELINE.

PROBABLY YOUR FIRST TIME IN FRONT OF THE ORDINANCE COMMITTEE.

>> THANK YOU FOR THE CLARIFICATION, SIR.

>>Councillor McGovern - Chair : HERE IS WHAT OUR OPTIONS ARE.

WE CAN HOLD IT IN COMMITTEE AND DO NOTHING, WE CAN SEND IT TO THE CITY COUNCIL A FAVORABLE RECOMMENDATION, WITH NO RECOMMENDATION OR AN UNFAVORABLE RECOMMENDATION.

TO FOLLOW UP ON COUNCILLOR ZONDERVAN POINT, THE PLANNING BOARD IS GOING TO HAVE THEIR MEETING ABOUT THIS REGARDLESS OF WHAT THE ORDINANCE COMMITTEE DOES TONIGHT.

MOTHER BEHELD THIS IN COMMITTEE PRESENTED FORWARD WITH THE NEGATIVE REGULATION OR POSITIVE RECOMMENDATION, WHATEVER, THE PLANNING BOARD IS GOING TO HAVE THEIR MEETING AND THEY ARE GOING TO ISSUE A REPORT.

AS COUNCILLOR ZONDERVAN SAID, IF WE HOLD IT IN COMMITTEE AND GET THE PLANNING BOARD PROPOSAL BACK, IT WOULD NEED ANOTHER MEETING ON THE ORDINANCE COMMITTEE TO SORT OF REVIEW THAT AND DO THAT.

BUT THAT IS ALSO SOMETHING WE CAN DO IF WE FORWARDED OUT OF COMMITTEE NOW. WILL GO TO THE CITY COUNCIL AGENDA.

WE WILL GET THE PLANNING BOARD PROPOSAL BACK AND WE CAN EITHER SEND IT BACK TO THE ORDINANCE COMMITTEE OR HAVE THAT DISCUSSION AT THE COUNCIL OR MAKE AMENDMENTS OR DO ANYTHING WE WANT TO READ EVEN IF IT GETS VOTED OUT TONIGHT UNFAVORABLY, IT DOESN'T MEAN IT KILLS IT INDEFINITELY BECAUSE IT'S STILL HAS TO GO TO THE FULL CITY COUNCIL FOR A FINAL VOTE AND BY THEN WE WILL HAVE THE PLANNING BOARD PROPOSAL BACK AND IT MAY OR MAY NOT CHANGE PEOPLES OPINIONS.

SO THAT IS WHERE WE ARE.

NAOMI, WERE YOU TRYING TO GET MY ATTENTION.

>> I'M SORRY.

THE VICE MAYOR HAD HER HAND UP.

>>Councillor McGovern - Chair : BE UP TO FIGURE OUT A BETTER SYSTEM SO I CAN SEE WHOSE HANDS ARE A. MADAM VICE MAYOR SPEAKER POINT OF INFORMATION TO CLARIFY, IF WE LEAVE IT IN COMMITTEE IN THE PLANNING BOARD COMES BACK WITH THE NEGATIVE RECOMMENDATION, WE HAVE TO HAVE ANOTHER ORDINANCE COMMITTEE? IS IT REQUIRED OR DOES IT JUST DIE BECAUSE IT EXPIRES?

>>Councillor McGovern - Chair : THAT IS A GOOD QUESTION. MAY BE THE SOLICITOR OR ON THE CALL? SOLICITOR GLOWA, ARE YOU WITH US?

>> Nancy Glowa, City Solicitor: YES.

THROUGH YOU, THE PETITION IS BEFORE THE COUNCIL EVEN IF IT HAS BEEN REFERRED TO A COMMITTEE FOR A PARTICULAR HEARING AND THEREFORE I DON'T BELIEVE IT HAS TO BE, IT IS NOT LIKE AN OBJECT THAT HAS TO BE DELIVERED BACK TO READ EVEN IF IT IS KEPT IN COMMITTEE WITHOUT A RECOMMENDATION, IN MY OPINION IT COULD BE MOVED TO A SECOND READING IF THAT IS THE STAGE IT IS A THAT WOULD HAVE TO BE CONFIRMED BY THE CLERK OR IF IT IS PASSED THAT STAGE, MOVED TO A VOTE.

OR YOU COULD HAVE ANOTHER ORDINANCE COMMITTEE HEARING.

>>>Councillor McGovern - Chair : I THINK THE QUESTION WAS IF THE PLANNING BOARD WERE TO COME BACK WITH A NEGATIVE RECOMMENDATION, TO BE HAVE HAVE ANOTHER ORDINANCE COMMITTEE MEETING!  
NO, YOU DO NOT.

>>>Councillor McGovern - Chair : OKAY.

>>>Vice Mayor Mallon : THAT WAS HELPFUL INFORMATION.  
I THINK WHEN WE ARE THINKING ABOUT WHAT TO DO, KNOWING THAT WE DON'T HAVE TO HAVE ANOTHER ORDINANCE COMMITTEE MEETING SHOULD THE PLANNING BOARD BUT FORWARD AND NEGATIVE RECOMMENDATION, THAT HELPS ME WITH THE OPTIONS WE HAVE LAID OUT.  
THANK YOU.

>> ANYONE ELSE ON THE COMMITTEE?

>> Councillor McGovern - Chair : I NEED A MOTION FOR SOMEONE TO DO SOMETHING UNLESS WE WANT TO KEEP IT IN COMMITTEE.  
WE WOULD JUST ADJOURN.  
IS THERE A MOTION TO ADJOURN OR TO FORWARD THIS TO THE COUNCIL WITH A RECOMMENDATION?

Vice Mayor Mallon moved to  
adjourn at 7:07pm

	Absent	present	Yea	Nay
Councillor Carlone			x	
Vice Mayor Mallon			x	
Councillor Nolan	x			
Councillor Simmons			x	
Councillor Sobrinho-Wheeler			x	
Councillor Toomey	x			
Councillor Zondervan			x	
Mayor Siddiqui			x	
Councillor McGovern			x	

**A Zoning Petition Has been received from Michael Jeremy Yamin, regarding Yard Setback Zoning Petition (Ordinance #2021-22).**

**A communication was received from Norma Wassel, Representative Walden Neighbors, regarding Building Better Affordable Housing Supporting & Improving the AHO Setback Petition.**

**A communication was received from Cambridge Housing Authority regarding a Zoning Petition Received from Michael Jeremy Yamin to Amend the Affordable Housing Overlay to Create New Standards for Yard Setback.**