



# ORDINANCE COMMITTEE

## COMMITTEE MEETING

~ MINUTES ~

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Thursday, April 29, 2021

5:30 PM

Sullivan Chamber

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**The Ordinance Committee will meet to conduct a public hearing on the Broad Canal Zoning Petition.**

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6:07 PM
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5:49 PM
E. Denise Simmons	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jivan Sobrinho-Wheeler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Timothy J. Toomey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**CAMBRIDGE CITY COUNCIL ORDINANCE COMMITTEE**

COUNCILLOR DENNIS J. CARLONE, CHAIR

COMMITTEE MEETING

TRANSCRIPT OF PROCEEDINGS

APRIL 29, 2021

5:30 PM, SULLIVAN CHAMBER

**CITY CLERK ANTHONY WILSON:** Councillor Carlone?

**COUNCILLOR DENNIS J. CARLONE:** Yes, sir.

**CITY CLERK ANTHONY WILSON:** The meeting has arrived and you have a quorum.

**COUNCILLOR DENNIS J. CARLONE:** Thank you very much, Mr. Clerk. Welcome everyone to this Ordinance hearing. I have a script that I will read.

This is the first Ordinance hearing on the Broad Canal Zoning Petition. And in complex projects like this, we will certainly have at least one other meeting. This will not be one and done.

Here is the text. I call this meeting of the Ordinance Committee to order. The goal of the meeting is to conduct a public hearing on the Broad Canal Zoning Petition. The Governor's Executive Order issued on March 12th, 2020, as authorized the use of remote participation at the meetings of the city's public bodies, in response to the threat posed to the public by the COVID-19 virus, and issued guidelines for the city's use of remote participation.

In addition to having members of the Council participate remotely, we've also set up Zoom teleconference for all public comment. Please be aware that Zoom is

primarily being used for public comment.

In order to watch this meeting, please tune into Channel 22 on Comcast or visit the Open Meeting Portal on the City's website.

If you would like to provide public comment, please visit the City Council section of the City's website. Instructions for how to sign up to speak are posted there. Once you have completed the sign-up procedure you will receive a link to the Zoom meeting, and city staff will let you in at the proper time.

This is important. We will not allow any additional public comment sign-ups after 6:00 pm. So if you haven't done it already, you have half an hour to sign up for public comment.

Mr. Clerk, please take a roll call of members present. With that, all of today's votes will be by roll call. Thank you, Mr. Clerk.

**City Clerk Anthony Wilson called the roll:**

Vice Mayor Alanna M. Mallon - Absent

**COUNCILLOR DENNIS J. CARLONE:** The Vice Mayor is at an event with the Mayor, and they will be joining us a little later.

Councillor Patricia M. Nolan - Present

Councillor E. Denis Simmons - Absent

Councillor Jivan Sobrinho-Wheeler - Present

Councillor Timothy J. Toomey Jr. - Present

Councillor Quinton Y. Zondervan - Present

Mayor Sumbul Siddiqui - Absent

Councillor Marc C. McGovern - Present

Councillor Dennis J. Carlone - Present

**Present-6, Absent-3.**

**COUNCILLOR MARC C. MCGOVERN:** Mr. Chair?

**COUNCILLOR DENNIS J. CARLONE:** Yes, Mr. Co-Chair?

**COUNCILLOR MARC C. MCGOVERN:** Just before you go,

Councillor, I was in a meeting a little earlier with Councillor Simmons. She was double-booked for tonight so she does send her regrets as well. Thank you.

**COUNCILLOR DENNIS J. CARLONE:** Okay, thank you, Mr. Co-Chair. So as I said, this is the first hearing of the Broad Canal Zoning Petition. We will follow our normal procedure where the petitioner will present first. They have a maximum of one half-hour to present their presentation.

They've already notified both Co-Chairs that there are

a number of slides in their presentation which they will not discuss and they'll go by them. It's a larger presentation, but they will focus on the important slides. So if you see a slide go by quickly and there's no comment, that was planned that way.

After the petitioner, we will have a period where the City staff will comment on the petition. And part of that is a memo that the City has written for us and the Planning Board, which you can find on this--on the agenda, on the City Council agenda, and you can read that. It's 11 pages. But I think we'll be going over the highlights of that.

Following the City discussion, we'll have a period where the Council members can have clarify questions to both the petitioner and City staff. And after that point, and it's only clarifying questions, after that point, we will have public comment. We will calculate how many people have signed up for public comment and we will notify you how many minutes you have.

If it's less than 20 people, you will have three minutes. If it's more than 20 people, you will have two minutes. And then we go to the full Council open discussion where some additional questions could be had, but it'll be

more about our position on the matter and discussing among the members. So we'll begin and I know mister -- Councillor Nolan, I see your hand is up. Yes, Councillor?

**COUNCILLOR PATRICIA M. NOLAN:** Yes, if it's okay, I just wanted to say I really am excited about learning about this. I will be leaving relatively soon. My daughter is graduating from college tonight. And even though it's via Zoom, I really want to be there. So this has nothing to do with anything other than I want to be present for that, even though it's virtual.

So I look forward to the discussion and I will certainly be reviewing the materials. But I just want to let you know why I will be disappearing probably before your presentation is over in about 20 minutes. Thank you.

**COUNCILLOR DENNIS J. CARLONE:** So you're saying that one of the highlights of your family is more important than finishing this? We understand that.

**COUNCILLOR PATRICIA M. NOLAN:** Correct.

**COUNCILLOR DENNIS J. CARLONE:** And there will be a following meeting for sure. Thank you, Councillor Nolan. So we'll begin. I know Mr. Beals, Lawrence Beals will start off. Please introduce your other teammates, Mr. Beals, who

will be presenting with you. And, and we welcome you and the floor is yours.

**MR. LAWRENCE BEALS:** Thank you, Chair Carlone. Thank you very much. You did a good explanation of what we hope to accomplish tonight and we will be as efficient as we can in this presentation. A lot of this information that we've provided in the slide deck is for the record in case people want to go back and take a look at it.

So with your permission, I'd like to put up a Power--a presentation.

**COUNCILLOR DENNIS J. CARLONE:** Please.

**MR. LAWRENCE BEALS:** So, and we are here, well, once we get this all set. This is a Broad Canal Subdistrict Zoning Petition, and what we really want to do is accomplish this agenda. Pat, if you could go to that.

As an overview of what we think we would like to accomplish tonight is an introduction to the team, orient everyone to the site if, if there's someone with us that isn't familiar with the site, put it into context. Talk about our public engagement process that we, that we just completed, which we think we're fairly proud of it because it's not easy to have public engagement during a pandemic.



So there were challenges, but I think it worked out well. We'd like to explain the zoning petition and then we'd like to explain our public benefits.

So the ownership is represented by DWS. And the responsible parties in DWS is David Crane who's with us on the Zoom, Jerry Ionetta and Tanya D'Amio, Dimano. With my firm, I'm Larry Beals. Pat Connolly is with me, he's running the slide deck tonight, and Brian Sutherland. We've all been engaged in this project for quite a while. I think many of the people on this meeting we've met with on probably multiple occasions.

And then one of the best parts of the presentation is the architecture and we have Mark Margulies, who is a principal with Margulies Perruzzi Architects, and he will explain the building. Paul McIntyre is one of the architects, and Jason Costello. So that's the team.

Let's go to a site orientation. And it's easy enough to spot. It's one of the first sites as you come over the Longfellow Bridge. If you're coming to Cambridge, you've crossed the Longfellow Bridge. So in many respects, we've discussed that this is perhaps a gateway entrance into Cambridge.

But our site is shown in the lower right-hand corner in the navy blue color. It has that odd configuration because it includes the parcel that contains the buildings, as well as the Broad Canal and the Broad Canal roadway that extends out.

You can see that we're primarily in an office environment. Most of the buildings around us are office. To the north are residential neighborhoods but I think there's a pretty good buffer between us and the residences.

We're zooming in now. You can see the Main Street Longfellow Bridge is on the right-hand side of the photograph. Memorial Drive is across the bottom of the picture with the Charles River.

And then we've shaded in the area of the zoning districts that we're trying to create. It's bounded by Third Street, Broad Canal, Land Boulevard and Main Street.

So putting everything in context, as I mentioned earlier, this is potentially the gateway, one of the gateways to our wonderful city. Interestingly, this is one of the first buildings, this was the first special permit issued by the City of Cambridge so we have the distinction of being Special Permit Number 1.

It was built in 1985 and at that time, Kendall Square was a completely different area. And building a building at this location, of this size, was much more risky than it is today. And I think the design, the architecture, the type of building that was constructed there was a reflection of the times and certainly, this environment has improved.

It's currently office space with some ground floor retail. And what we find really unique about this site is that it's actual waterfront property. You know, if you think about Cambridge, a lot of the properties are separated from the Charles River by Memorial Drive. But Broad Canal is waterfront and our property has frontage on the Broad Canal and on Main Street.

What's interesting to us, in 2020 hindsight, when this building was built, Broad Canal apparently was not viewed as an amenity, because the--the building really turned its back on--on the Broad Canal.

And in terms of zoning context, over the last decade, there have been several PUDs that have been updated. And rather than list them all, We've color coded them to show the various PUDs that surround our site. Again, we're in the darker blue, the navy blue. And it seems to be the

appropriate way to modify the zoning in this area, so we're pursuing the Broad Canal Subdistrict.

Go to the next one, Pat.

A lot of the feedback we got, particularly when meeting with some of the residents of East Cambridge, were relative to the question, how high is the building going to be? And we have given that some serious thought. We put a range of height into our zoning amendment, zoning text amendment proposal. But we focused on that, primarily advice from some of the Councillors have suggested that we should be certain that whatever we ask for we're willing to build.

So we've honed in on a proposed height of 295, 295 feet. Mark can describe the reasons behind that but it seems to fit fairly nice in the context of this site, adjacent to other buildings. And, you know, again, we're trying to think about as you come over the Longfellow Bridge and enter the City of Cambridge, what's that, what does it feel like when you go past this property and enter Kendall Square?

This, this particular slide shows buildings in the area that are over 200 feet, which is similar to what we're

proposing. Some aren't built yet. The Volpe rezoning allows 250 to 350 with one building potentially up to 500 feet.

As you know, we've talked with many of the City Councillors. We've worked with the CDD and the consensus seemed to be, the advice we got was make sure you have good public outreach because if you come to the City Council too early, the Council will tell you to meet with the public. And so we took that advice, and then a pandemic hit the area and we really wrestled with how do we have this public outreach when there's no face-to-face contact? And we engage coUrbanize and we've set up websites and we engaged people in discussions and we put up signs soliciting comments. We've had meetings with various entities and we've compiled all these data and we've used these data to guide some of the decisions that we've made in presenting this proposal.

Just a quick list of the public outreach that we've made, we're just submitting this as record, I'm not going to read the whole list. But having been through all these meetings, just looking at this list makes me tired. Because it was a lot of meetings, a lot of discussions, a lot of interaction. But I would say 99% of it was highly

productive and very beneficial to guiding our development.

Again, for the record, we've got a list of what we heard. And, frankly, we came up with some terrific--or people that we participated presented some great ideas. I wish we could give everyone credit for his or her idea, but we compiled a list of what we thought was important. And this gives you a feel of what we're trying to incorporate.

In our project we really have, we have a building, we have the ground level. So we've, we have focused a great deal on the ground level because anybody in the area is going to have much more interaction with the ground level than they will with the building.

And this is our zoning petition. Again, it's the Broad Canal Subdistrict shown in gray. What we've done on the right-hand column is we've shown our original ask and the modifications. So we originally requested a maximum height of 250 feet but not to exceed 350. We've--we're proposing to change that to 295.

And consequently, the density goes down to 1.1, essentially 1.2 million square feet. We've added a couple of uses. We really want to take advantage of the Broad Canal, turn it, you know, celebrate the canal, it's a water

amenity, we want to be able to use that.

And one of the things we think makes sense as to put a clinic use on the ground level, you know, one of these doc in the box or emergency care facilities which have become popular and quite useful.

We're implementing parking maximums. We--we want to achieve LEED certification and we'd like to make this portion of the PUD be comparable to surrounding PUDs.

And, you know, this has been our guiding principle. The PUD 3 districts are intended to provide for the creation of high quality, general and technical office environment, large scale and then the ending, the last part of this is encouraged strong linkage between new development at Kendall Square and along the East Cambridge waterfront. So we took that to heart and we think that really is the essence of this project.

And again, I'm not going to read this to you, but this is a comparison of the existing PUD 3 and the proposed Broad Canal Subdistrict.

Okay, I'm going to, this is where we're going to transition into architecture so I'm going to shut up for a while. But before I do, I'd like to point out a couple of

key elements and Mark will go into much more detail about these, but there is a boardwalk along the Broad Canal. And we think something worth considering in this petition is a bridge across the canal connecting us south to north. There is a lot of, there's a very strong east-west connection. We're hoping to supplement that north to south.

And with that, I will turn it over to Mark and you can explain the architecture, Marc.

**MR. MARC MARGULIES:** Great. Thank you, Larry. What we're calling 51 Main Street, and it may or may not be that but it's indicated as such, is shown in purple. It's an, it's a kind of a peculiar shape, but it is that shape because that is dictated by the setbacks that we need from, from the adjacent buildings. So you will see what this, what the consequence is of this. But it, we're, the idea is to put a building in this missing tooth of a, kind of have a connection between 1 and 101.

One of the things that Larry mentioned in, in our conversations earlier is it is astonishing that you can come either east to west or west to east at this point and never know that the Broad Canal is there.

So if you go to the next slide, please, you'll see



that what we're proposing is, is a building that is an infill between these two, but we have created an opening from Main Street through to Broad Canal. And the idea is to break this 600-foot long wall of buildings into a, into a composition where you're really welcomed to, to go through. And we're totally talking about totally changing the character of the ground floor, which is currently all either parking or colonnades with, with windows set deeply back from that.

So you can see that it's a little bit taller than, than 101. We played with a bunch of different heights and having a little bit of a distinction between the two buildings really makes a more elegant composition to the extent that that's important.

Go to the next one, please, Patrick.

So I want again, as Larry suggested, we're not going to go into the detail but we, as we, as we, the details of this list, but there are a number of things that we're still working on. And some of it has to do with, with materials and some of that has to do with exactly where the, the green rooftops are.

I think the important thing is that we see this as

being a model of sustainability and a benchmark, a high-water benchmark for creating energy efficient buildings and we're going to talk about that in a second.

A number of the components that, that I just alluded to were the green roofs and obviously electric car chargers. One of the other things that is exciting to me is that by the time this building gets built, it will become, I believe, the norm that we will be using solar collecting capabilities in, in all of the glass that we put into our towers. And that it, the new technology allows them to become giant solar panels without changing either the visibility or the color. And that is a current technology and we are proposing to use it in all the south facing glass that we that we put into the building, as I'll show you in a second.

So you're all familiar with the, the view east, and you can see the blank spot between the two buildings. What we're proposing, next, is the, is the introduction of a building that we hope is, is intended to be very much consistent with the Volpe design guidelines in that the, there's a, I mentioned the idea of, of bringing the retail on the existing buildings out to the sidewalk to energize

and activate the sidewalk and connect it through to that same concept of, of activation through to the new building. There is a, so there's a, there's a strong effort to create the ground-level activity that is has been identified in the Volpe guidelines.

We think that we have a very exciting top to the building and then as far as the tower itself is concerned, there's been a lot of emphasis on, on creating a vertical element with--without it being all glass, which I'll show you about.

But in particular the buildings that exist there, without trying to demean anyone who was involved in it previously, are I think, as Larry said, examples of the architecture of the time. They're very horizontal, and we want to make a distinction between them to create a much more vertical composition.

Again, this is, we just come over the Longfellow Bridge, and there's nothing going on at the ground plane there. Our proposal is to, is to have a view much more like this. So, there are, the facade is created out of a combination of these small vertical sections of glass, all of which will be solar collectors. And then I think the

next few show a better example of how we have, yeah, go on to the next one if you will. How we have used the, the other parts of the facade to create, to introduce a shading element that would probably be a terracotta. That is a color that harmonizes with the brick while not being the same and emphasizes, again, the verticality.

You can start to see how we are creating a, a skyline profile that we think is really quite dynamic and relates to the building itself as opposed to being just an addition on the top. But it also pulls the eye down to the entrance which you can see and I think the next slide sort of starts to help us to understand. This is the connection through to Broad Canal. So we have bold signage that welcomes people, the next one starts to show a little bit more. Patrick?

So you can see how the, how the, the building lobby is on the left. The retail is on--excuse me, the building lobby is on the right, retail is on the left and wraps around the corner to, to pull people in.

Now I think this is a really exciting way to bring people through to the Broad Canal. And so the question is, what's going to happen when you get there? And the next slide starts to talk about the, you know, the incredibly

important history of Broad Canal to Cambridge's development. And the fact that it used to extend deep into Cambridge, bringing products and goods to, all the way into East Cambridge.

And so next slide, so as you think about what we can do to celebrate that, at the moment obviously it has been truncated and there's not much going on. I don't know why you would really want to, you know, the kayaks are great, but the rest of it is, is not as appealing as we hope it would be.

The next slide I think shows you more about our vision for how it would be activated, people will be coming through to the--to the entrance and, and to the retail activities and hopefully water-related retail activities that will occur near the entrance.

We've also, we were the architects for the Tea Party Museum in Fort Point Channel in Boston, so we have some experience with the creation of historic replicas of boats. If you go to the next one, and so the idea and again this is still to be, to be developed, not much going on there. But if the idea is that we can, next one, create an environment where we could have a barge, for example, that

was a historic replica of what was, of the kinds of vessels that plied the, the canal, and it could become an event space or a restaurant or something like that.

So, again, we're trying to use as many opportunities as we can. This, this is the view where the bridge either would be or wouldn't be. I mean there are different points of view, obviously, about whether or not you want to mess with the canal. I think it could be really wonderful for people to be able to walk over it, stand in the middle of it, look out to the Charles River, look back. We imagined it being an arched bridge. But, you know, some people would might say, don't mess with it. So there, there are different points of view on that and we understand that.

But again, to bring real pedestrian and human scale to what is otherwise just this massive pile of brick on either side. Next, next view, please.

So here we are in a kayak, you know, just trying to get a feel for it. You can see we've got this, these, the shading technique to be able to not only reduce the amount of glass, but also to, to tie the building into what is not such a lovely brick facade with a bunch of parking behind it. And there's opportunity for more greenery and again to,

to bring people to this spot because of, there becomes a reason to go there. So the next slide, please.

This is just sort of a, you know, an indication of the human scale side of things and what that, what that shading would look like.

So from, from a distance, you can see how it fits into the skyline. I think it has a pretty dramatic connection of the shapes of the building to, to the shapes along the top of it in its profile. We imagine a green roof at the top of this and what you're looking at is a is basically a giant solar collector of a building that we hope will be an example for many, if not all new buildings in the future.

But I think we go from there, Larry, back to you, if I'm not mistaken. Oh, yeah, here's another view.

**MR. LAWRENCE BEALS:** Yeah.

**MR. MARC MARGULIES:** This is the go--this is for record. Sorry, we'll just, Patrick will just jump through this for anybody who wants to read this afterwards and have a chance to look at the Volpe guidelines and some of the other characteristics that we think are important as we work our way through design.

**MR. LAWRENCE BEALS:** So, as Mark had said earlier, one

of the things that we noticed is you can walk from Boston and Cambridge and never see the Broad Canal. It's obscured by our frontage, which lower right-hand corner that's 630 feet so penetrating that would be a major benefit, having the passthrough. Pat, if you can go on to the next one.

**MR. MARC MARGULIES:** We're half an hour in, Larry, so we'll want to do this quickly.

**MR. LAWRENCE BEALS:** Well, you took 25 minutes of that, so.

**MR. MARC MARGULIES:** I'm excited, what can I say?

**MR. LAWRENCE BEALS:** So this is just a very simple drawing showing inactivity versus active. So if you look at our site on the right-hand side, that whole ground floor gets activated for the public.

Let's keep moving, Pat. We think we can bring the Broad Canal to life. Councillor McGovern has suggested a historic trail. We think we could be the beginning or the end of it. You know, you start at the Broad Canal and then wind your way through Cambridge, so this is examples of what could be accomplished with that.

We're looking for mitigation. We're a waterfront-related project. Things that have been suggested, there's a



DCR boathouse which is in a state of disrepair with some deferred maintenance. Possibly that could be renovated as part of this project. There's also a landing, Pat.

Oh, it was suggested in one meeting that perhaps we should consider a boardwalk behind the Museum of Science. As you can see on this drawing, that would really create a very nice loop around the end of the Charles River before you hit the dam.

Let's keep going. Poor Man's Landing is the landing that's in the white box on the upper right-hand corner. It's a underutilized small dock that is in a state of disrepair too, so we're thinking that that's a project that we could get involved in and upgrade that, sort of provides better and safer access for the public to the water.

And we've looked at this bike lane. I think it's as well designed as it can be, given the constraints that were in place when it was designed. The benefit we have is we're the abutter on the right-hand side of that photograph, so if we can use some of our land, some of our frontage to make a better bike lane, that's something we'd like to do as part of this tract, as part of this project.

We've had debates throughout the whole process about

whether housing should be included in the building or not. We are at least of the opinion, based on a lot of the input that we've got, that this building doesn't feel like a residential neighborhood. And therefore, we'd like to help housing other where, in other locations in the city through some of the various housing organizations that already exist.

Next one, Pat. And what we've done is we've kept a list of what we're asking for, so all of our asks are on the left and then the benefits we've listed on the right. I think we've touched on them all but they're listed here, just for the record.

So we show this as the permitting process as we understand it. We're at the very first, the first stage of that. We're at the Ordinance Committee. From here we need Planning Board meetings, full City Council. If this project gets approved, we'll have to then apply through Chapter 91 with the municipal--Municipal Harbor Plan and Chapter 91 licenses for the work that we've described. And then we'll get into the PUD special permit, but that's a long ways off.

Okay, so, Dennis, we're a few minutes over, but I

think we're pretty close. So with that, I'd like to turn it back to you and we're here as long as you need us.

**COUNCILLOR DENNIS J. CARLONE:** Actually, you started at 5:36, you did very well.

**MR. LAWRENCE BEALS:** Thank you.

**COUNCILLOR DENNIS J. CARLONE:** So we will now go to the City staff to present their thoughts on this. We welcome Ms. Farooq and Mr. Roberts and Mr. Messplay. So, Iram, can you start us, please?

**ASSISTANT CITY MANAGER IRAM FAROOQ:** Yes. Thank you, Chair Carlone. Iram Farooq, assistant city manager, lead development. And as you noted, I am joined by Jeff Roberts, our director, whoops. I'm being told that my audio is not good. So, is this better? If it is not working--

**COUNCILLOR DENNIS J. CARLONE:** Yes, it is better now.

**ASSISTANT CITY MANAGER IRAM FAROOQ:** --somebody let me know and I'll just--okay, thank you. So Zoning and Development, Daniel Messplay, our Senior Manager for Zoning and Development, and we are joined also by Arthur Goldberg from the City Solicitor's Office.

And since my audio is bad, I'm not even going to try to say anything and just turn it over to Daniel to walk you

through the highlights of the staff memo.

**SENIOR MANAGER DANIEL MESSPLAY:** Thank you, Iram, and through you, Chair Carlone. So the Community Development Department staff have produced a memo which summarizes the planning and development history of the area, as well as the key issues surrounding the petition.

A public hearing on this petition has been scheduled for May 4th at the Planning Board, so they don't have a recommendation before you tonight, but we'll be discussing it next week.

Just some things to note in terms of area planning to kind of focus our discussion. So this is an area of the K2 Kendall Square study completed in 2013, which included zoning recommendations on topics such as building heights, housing, open space, ground floor activation, sustainability, innovation space, as well as contributions to open space programming, transit and workforce development.

And these recommendations, with some site-specific variations, have been incorporated into a lot of the area zoning, including MIT's developments along Main Street, the Kendall Center area being developed by Boston Properties in

the CRA, the Volpe site, and the former Constellation Center site at 585 3rd Street, just north of the Broad Canal.

This, this area covered by the petition is also an area that's discussed in the Cambridge Riverfront Plan from 2011. That plan recommends strategies to improve public access and activation of the Charles River and the Broad Canal.

And the Connect Kendall Square open space plan had recommendations to create an integrated network of open spaces in Kendall Square with the Broad Canal and its extension to the west as a major overall organizing element.

Just a note on the development economics analysis. The City's development economics consultant, Carl Seidman and Carp Strategies, have begun working on a financial assessment of the petition. The consultants have not yet received a draft letter of commitment detailing the proposed public contributions but they've engaged with the petitioners and they've been working with them to get more information on project costs.

And that detailed information in the letter of

commitment is something that's needed for the analysis, so the consultant will complete that once all the necessary information is provided.

And that concludes the summary of the staff memo and the staff work to date. And I will pass it back to, I guess Jeff or Iram for anything further.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Daniel.

**DIRECTOR JEFF ROBERTS:** Hi, Jeff Roberts. I'll just, just sum up by saying this is Daniel's first time presenting to the Ordinance Committee and I think he did a great job. So everyone, everyone congratulate him. That's, that's all. That's all for us, and we're happy to answer any questions.

**COUNCILLOR DENNIS J. CARLONE:** Well, Daniel, looks like you can come to work on Monday. I think that's great.

So at this point, I wanted to say that the Vice Mayor and Mayor have returned as promise from an earlier commitment and they are with us. Welcome.

So this will be the point of clarifying questions if something wasn't clear. I'm just going to do a very basic question and then I'll open it up. The proposed use in the tower is office, labs? It's unclear. What is it?

**MR. MARC MARGULIES:** It's primarily office--sorry.

**MR. LAWRENCE BEALS:** Yeah, I was gonna say it's, the market tells us it's going to be office. We've designed the building and calculated the height with taller, the first four floors are slightly taller in case there is a lab use but I think that this is really a office-type building.

**COUNCILLOR DENNIS J. CARLONE:** Okay, so I'll open it up to the Council for any questions for the development team and, and for the City if there are any questions. I'm just going to open up. So the first person I see here appears to be Councillor Sobrinho-Wheeler, followed by Councillor Toomey.

**COUNCILLOR JIVAN SOBRINHO-WHEELER:** Thank you, Mr. Chair. Through you, first to the CDPD staff, is there anything that would preclude housing on this site?

**DIRECTOR JEFF ROBERTS:** Did you want to take that one, Daniel, first?

**SENIOR MANAGER DANIEL MESSPLAY:** Sure. Thank you for the question. Housing is, particularly multifamily housing, is a permitted use in the PUD 3 District.

**COUNCILLOR JIVAN SOBRINHO-WHEELER:** Great. And just in terms of considerations for this area of Kendall Square,

near East Cambridge, is there anything that would make it, you know, not ideal for housing?

**SENIOR MANAGER DANIEL MESSPLAY:** Area planning for, for Kendall Square has discussed that new commercial development be balanced with additional housing in the area as well.

**COUNCILLOR JIVAN SOBRINHO-WHEELER:** Okay, thanks. That's helpful. And then next to the petitioners then, you know, I remember, I remember talking with folks from the development team about this earlier in the pandemic, earlier in 2020 and I appreciated folks reaching out. I know that was something I had asked to see in the proposal or one of my suggestions and was glad to see a slide at least about that in the presentation.

But just wanted to hear some elaboration of, um, you said that this neighborhood doesn't really seem like a neighborhood for housing. If you could just elaborate that. I was looking at there's, there's housing less than a half a mile away, I'm just trying to understand the lack of housing in the, the proposal.

**MR. LAWRENCE BEALS:** Why don't I take a shot at that first. What my comment was intended to convey was that, you



know, this is a fairly small site. If we had a bigger site with more flexibility to it then, you know, maybe it would create a housing opportunity. But we have one building and it's a, it's a fairly tall, slender building.

And, you know, when you enter that building through the lobby, you definitely feel like you're going into an office building. And the feedback we've been getting is that it doesn't really feel like a home. It certainly feels like an office building and if you drove by it you would say that's definitely an office building.

Walking through those doors and getting on a elevator and going up to a housing unit maybe halfway up or one of the upper floors doesn't feel like a residential neighborhood.

So we don't dispute the fact that housing's needed. I think the concern is, can we find a spot in the building where it feels like it's high quality residential housing, as opposed to units of housing added to what feels like an office building?

**COUNCILLOR JIVAN SOBRINHO-WHEELER:** Thanks, I appreciate that. I think, you know, housing on this site is going to be really critical and we'll talk a little bit

more about that later. But that was my clarifying question for now. I yield back.

**MR. LAWRENCE BEALS:** Okay, sure.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Councillor, Councillor Toomey, you have the floor.

**COUNCILLOR TIMOTHY J. TOOMEY JR.:** Thank you, Mr. Chair and thank you for the presentation. My question is, clarifying question is similar to Councillor Sobrinho-Wheeler in terms of the lack of housing on this site.

Talking to many people, it seems that housing was a key point in this development. And, you know, I'm not an architect or a designer, but I know other buildings that have office space on the lower floors and then housing on the higher floors, so that seems to work in other locations.

So I just ask if you can, you know, re-examine that aspect of it and I know it's very critical to a lot of people.

And then in clarifying, you said in lieu of the housing on site that you will be providing housing assistance mitigation funds to other organizations. And I'm just curious, do you have a figure, a dollar figure on how

much contributions would go to those organizations and how many affordable housing units will be able to be built with that mitigation fund on the offsite housing? So those are two critical areas that, on the housing issue for me.

**MR. LAWRENCE BEALS:** Yes, Councillor Toomey. We, as Daniel had said earlier, we're still in the financial analysis aspect of this so I--I can't quote a number right now. You know, we need to, um, you have to figure out which step to take first.

So we're here with the Ordinance Committee rolling out a concept. We're getting good feedback here. What I think I heard you say and the previous comments is that we need to look at this building in terms of, are there opportunities for housing? And then we need to refine the proposal that if, if everyone agrees that this perhaps isn't a building that's destined to be good housing, where do we create the housing that's needed by the city?

So I do not, that's a long answer to a question, but I do not have a number right now but it's something we'll figure out.

**COUNCILLOR TIMOTHY J. TOOMEY JR.:** Mr. Chair?

**COUNCILLOR DENNIS J. CARLONE:** Yes, sir.

**COUNCILLOR TIMOTHY J. TOOMEY JR.:** Yeah, thank you, Mr. Chair. Mr. Chair, you said earlier this is the first of what I assume is gonna be many more meetings on this, because it seems it still has to, a lot of tightening up has to be done on this, more definitive answers and facts have to come back to the Council as we, before we can really proceed on this.

So there's still a lot of outstanding things. I'm sure you'll be meeting with the neighborhood groups again to get further input on the other mitigation benefits. So this is the first of many meetings I'm sure that will take place as we move forward on this. Thank you, Mr. Chair.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Councillor. And you're right, this, this first meeting in part is to raise issues and ask for additional information to fully understand the proposal.

So the next speaker is Councillor Zondervan. You have the floor, Councillor.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Mr. Chair. Through you to the proponents, first of all I want to pile on and echo my colleagues' comments that we really need to look at housing on the site. To, to build another

office tower in Kendall Square in the 21st Century when we know that, that housing is such a critical need, it just feels totally unacceptable to me that we would go down that road.

And, you know, I don't understand the, um, the technical objections. I understand if, you know, perhaps you feel that you wouldn't make as much money putting housing there but, but I don't understand why the building couldn't be designed in such a way that part of it could be housing, particularly at the top. I would imagine that would attract a lot of, you know, wealthy people who, who would buy into that housing.

And, of course, because of our inclusionary, you would also provide affordable housing.

**COUNCILLOR DENNIS J. CARLONE:** And your question is?

**COUNCILLOR QUINTON Y. ZONDERVAN:** Yes, my question is around the slide that showed the costs and benefits, and it went by really fast. I'm just wondering if we could spend a little bit more time to get a better sense of exactly what you're asking for, and then what you're proposing in return.

**MR. LAWRENCE BEALS:** Sure. Should we put that slide

back up for you?

**COUNCILLOR QUINTON Y. ZONDERVAN:** Yes, yeah.

**COUNCILLOR DENNIS J. CARLONE:** Please.

**MR. LAWRENCE BEALS:** Okay, Pat, can you do that? Okay, great. So would, would you like me to run through each one of these?

**COUNCILLOR QUINTON Y. ZONDERVAN:** No, I think, I think I'll just ask some questions about it. So the first one is an addition of clinic uses and canal uses. I'm still a little fuzzy on exactly what that means.

**MR. LAWRENCE BEALS:** Well, right now under the current zoning the way it's written, you could not put a, an emergency care clinical use into the building. And this is based on experience that we've had on other projects is there seems to be a demand for that sort of small, urgent care facility in locations like this. So we thought it made sense to add that as a use, not necessarily because it benefits the building, but I think there's a real benefit to the community of having an urgent care at that location.

We added the canal uses because right now that's not addressed in the zoning and we just wanted to be sure that this district had the ability to permit all of these

waterfront uses, including the barge that is being proposed as potentially a restaurant floating in the canal.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Got it. Thank you. And then the, I understand, understand the square footage. When you say parking maximums, I mean, the maximum I would like to see is zero. So can, can you help us understand what that means to you?

**MR. LAWRENCE BEALS:** Yeah, what, what we are doing is keeping the parking that's there and we're not, we're not adding parking. And most likely as we, as we develop this design, we're probably going to lose some parking. But the parking garage that's there remains and, but we're not adding a floor to it. We're not adding any additional parking, so it's capping the parking.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Got it. Okay, that's great. Thank you.

And then on the benefits, we've talked about the affordable housing contribution again, that's fuzzy so we look forward to a, a more precise articulation of what that means.

I think when, when we met, I don't even remember when that was because the pandemic has scrambled my ability to

keep track of time at this point. But, but I remember objecting to the, the bridge across the canal. I think it would, it would disrupt the canal in ways that just doesn't feel right to me. But, you know, I guess we'll look at that.

And then, obviously, you--

**MR. LAWRENCE BEALS:** Obviously you were, you were very clear on that point.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Okay, I'm glad. On the, on the bike lane, I guess I didn't quite understand what improvements you were proposing. I mean, it's a pretty well-designed bike lane at this point. I guess my only complaint about it is that it wasn't entirely clear to everybody somehow they're not supposed to park in the bike lane. So maybe there's some way to highlighting that barrier between the road and the bike lanes so that people don't stray with their cars in there.

And then--

**MR. LAWRENCE BEALS:** Can I just respond to that? The concern I've had--

**COUNCILLOR QUINTON Y. ZONDERVAN:** Yep.

**MR. LAWRENCE BEALS:** --is I've actually seen cars



going down that bike lane.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Right.

**MR. LAWRENCE BEALS:** You know, somebody comes off the bridge and gets confused. And I'm not sure we have a solution. We want to look at it. And one thing would be to do a cycle track where you raise it up so that it's, it's conducive.

And the CDD staff has given us examples all over the city that they think exemplify other alternatives that might be better. So I can't guarantee that we're going to improve it, but we're going to try.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, and I appreciate that. And I think there are many ways to improve it even narrow the entrance to it. You know, again, harden the, the boundary between the parking and the bike lane. You could put some flex post at the entrance so that, you know, an emergency vehicle could drive over it but most people wouldn't, wouldn't think to do that.

And then that, I want to skip to the last one, which is the sustainability. As you know, that's my, my hobby and I love the solar glass but I am a bit underwhelmed by the proposition that this would only a LEED Gold building. I

mean, at this point, we consider that the floor in Cambridge, not the ceiling.

**MR. MARC MARGULIES:** Yeah, no, I would imagine it being platinum, at least.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Great. Great. No, I appreciate that and I guess, you know, again, this is only the first meeting but, but I would look for a lot more specificity there on, on how you're going to minimize the emissions from, from this building going forward.

**MR. MARC MARGULIES:** Sure.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Mr. Chair.

**COUNCILLOR DENNIS J. CARLONE:** Thank you. If I could ask the three speakers who just, the Councillors who spoke to remove the raised hand. I don't seem to be able to do that, unless you wish to speak again. Thank you.

I see no other questions so I have a few, I'll jump in. And we discussed this when we had preliminary meetings when Councillor McGovern and I met with the development team.

Shadows and wind cast. Winter winds will go right up Broad Canal and, and perhaps the shape of the building will

help defuse that in the positive sense, but we definitely need to see-- we know the building as it is casts a deep shadow, so adding a building within the two towers means it's a continuous wall of shadows.

So yes, we know that but we still want to see the seasonal shadows cast--

**MR. LAWRENCE BEALS:** Sure.

**COUNCILLOR DENNIS J. CARLONE:** -- and some thinking on the wind because in winter, at least, it will become an issue. I do appreciate the design of the new building will mitigate at least some of that with reflection.

I'm curious about the clinic. You know, when we think of an active Broad Canal retail environment, I would say clinic definitely is not on my list. Is the clinic on the second floor? Is the clinic 60 feet of frontage? As a prime use, I could see it facing Main Street. I certainly wouldn't want it, it doesn't excite me.

The only time you see people in front is when there's a viral infection and everybody's lined up for an injection. It's not an active participant. So if there were a clinic on the first floor entry and you go up to the second floor, that makes sense. I agree that the use might

be there. Let's see.

So what other uses are we talking about at the ground floor? And I realize you haven't, you have no contracts. This is all speculation and planning. But give us some insight on what you would like to see beyond a restaurant boat and cafes.

**MR. LAWRENCE BEALS:** Let me start and Marc can add. Some of the good ideas that I--and I wish I had written down who suggested all these to us, but during one of our meetings, somebody commented that it would be nice to have a public space that's accessible, that has a controlled environment. You know, it's cool in the summer, warm in the winter, it's dry when it's raining. And just a space where you can get out of the elements and relax and then move on. I think one of the--and that'd be a great thing to have on the first floor.

We've talked about restaurants, but not just high-end restaurants, but a restaurant where you can take a family and, and, and still walk away with some money in your pocket.

People have made suggestions about ice cream stores, greenhouses, public restrooms was a comment that was, that

was made and we think there's a lot of merit to that. That having a public restroom is a tremendous benefit in a location like that, particularly if you're engaging people in the water activities, or kayaking and et cetera. I'm sure I've overlooked a few things.

Marc do you have anything else?

**MR. MARC MARGULIES:** Certainly, certainly a canal-related or kayak even related facility where they could have a permanent home that would allow them to operate in a way that is other than out of the, um, the containers perhaps.

So the more, the more, I think the more outdoor activity related retail events, whether it's a bike shop or kayaks place or any, any way to enliven the, the retail environment for families and for people who are enjoying the out of doors, I think that would be a natural.

**COUNCILLOR DENNIS J. CARLONE:** Well, that's a good answer which leads me to my next question. So the retail would be subsidized to some extent because those uses, even the kayak place, cannot afford--

**MR. MARC MARGULIES:** Right.

**MR. LAWRENCE BEALS:** Now we've had that discussion,

Dennis, and we don't even know if the kayak business wants a home in the building. We think it makes sense. Because as Marc said, they're operating out of a trailer.

**COUNCILLOR DENNIS J. CARLONE:** Okay.

**MR. LAWRENCE BEALS:** And that really then becomes a destination and he showed the kayaks on the wall.

**COUNCILLOR DENNIS J. CARLONE:** Mm-hm.

**MR. LAWRENCE BEALS:** So yeah, this is not going to, we're not going to make a lot of money on the retail.

**COUNCILLOR DENNIS J. CARLONE:** Yeah, I--

**MR. MARC MARGULIES:** I would also say, just to, just to be clear, there's not a lot of retail. They're not, you know, it's not a floor through because that, you know, there's, there's a lot of, there's parking behind that, there's loading and stuff like that.

So the way we're making the retail more viable is to fill in the colonnade so that we can bring the retail out to the street. It's still a relatively limited amount. And so, which is, I think kind of okay, because it means it's not going to be big box retail, right? It's, it would be smaller retailers.

**MR. LAWRENCE BEALS:** Yeah.

**COUNCILLOR DENNIS J. CARLONE:** I, I agree but I think you have to show us that.

**MR. LAWRENCE BEALS:** Yep.

**COUNCILLOR DENNIS J. CARLONE:** Even if it's an early indication of what you think it's going to be, because we saw a diagram that had active around the whole building.

**MR. LAWRENCE BEALS:** Mm-hm.

**COUNCILLOR DENNIS J. CARLONE:** And that implies probably much more than you're thinking. And this is the meeting where we bring these issues up.

**MR. LAWRENCE BEALS:** Okay.

**COUNCILLOR DENNIS J. CARLONE:** And it's better for you to know what you can do and what you can't do. And I suspect your team knows already, we just haven't seen it.

**MR. LAWRENCE BEALS:** Happy to do that.

**COUNCILLOR DENNIS J. CARLONE:** So--

**MR. LAWRENCE BEALS:** And one more suggestion that had been made to us is maybe a small boutique place where artists could display their creations and market them.

**COUNCILLOR DENNIS J. CARLONE:** Yeah.

**MR. LAWRENCE BEALS:** And that would have to be almost on a pro bono basis, providing the space so that people can

sell their creations.

**COUNCILLOR DENNIS J. CARLONE:** Yep.

**MR. MARC MARGULIES:** And I think there's some intrigue to that.

**COUNCILLOR DENNIS J. CARLONE:** Okay, I think I'll stop there. Does any other Councillor or the City staff have any other questions?

And if not, Mr. Clerk, I think we'll go to public comment.

**CITY CLERK ANTHONY WILSON:** If you can give me one, one moment.

**COUNCILLOR DENNIS J. CARLONE:** Yeah, take your time, and perhaps you can tell us how many people?

**CITY CLERK ANTHONY WILSON:** There are currently four people signed up for public comment.

**COUNCILLOR DENNIS J. CARLONE:** F-O-U-R, four?

**CITY CLERK ANTHONY WILSON:** Four, correct.

**COUNCILLOR DENNIS J. CARLONE:** Well, in that case, you have three minutes, each of the speakers. We were expecting many more than that. So Mr. Clerk, Naomi, if you could switch us there, please.

**PUBLIC COMMENT**



Ama Wilde, Address Not Provided, indicated her dismay at the lack of public engagement and notifications with respect to public meetings. Ms. Wilde indicated the area around the canal seemed incredibly unique and special and expressed concern over habitat destruction of local wildlife and requested this be considered. Ms. Wilde expressed opposition to the floating restaurant.

Bjorn Conan, 303 Church Street, echoed the concerns raised by Councillors Sobrinho-Wheeler, Toomey and Zondervan with respect to the lack of residential units offered by the petitioners, indicating locating affordable housing elsewhere would strain transportation into the area and does nothing to keep Kendall Square alive after 5pm and voiced the need for more housing in this area.

Justin Say, Harley Street, raised concerns with displacement and requested on-site housing be included to address this concern. Mr. Say found limited benefits offered by the petitioner aside from ground level space reserved for local small businesses, and that DCR boathouse renovations should include an endowment for continued operations to avoid a situation where it gets renovated but no one can afford to run it. Mr. Say requested noise and

shade be studied in advance, and that any further use should be combined with additional large suitable trees in underutilized open space. Mr. Say feels the proponents should provide publicly accessible open space on the roof and should also retrofit the roofs of the two existing towers consistent with the forthcoming green roofs ordinance.

**CITY CLERK ANTHONY WILSON:** There are no further speakers.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Mr. Clerk.  
Do I hear a motion to close public comment?

**VICE MAYOR ALANNA M. MALLON:** So moved.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Vice Mayor.  
Mr. Clerk.

**City Clerk Anthony Wilson called the roll:**

Vice Mayor Alanna M. Mallon - Yes

Councillor Marc C. McGovern - Yes

Councillor Patricia M. Nolan - Absent

Councillor E. Denis Simmons - Absent

Councillor Jivan Sobrinho-Wheeler - Yes

Councillor Timothy J. Toomey Jr. - Yes

Councillor Quinton Y. Zondervan - Yes

Mayor Sumbul Siddiqui - Yes

Councillor Dennis J. Carlone - Yes

**Yes-7, No-0, Absent-2. Motion Passed.**

**COUNCILLOR DENNIS J. CARLONE:** Excuse me, somebody has a radio on in the background. Thank you.

So we have completed public comment. I suspect the next meeting will have much more of that. We will now open up the discussion among Councillors. They can still ask questions if some issues come up, but generally this is a discussion of their goals or their concerns. And please just raise your hand and we'll go there.

Councillor Zondervan is the first Councillor, followed by Councillor Sobrinho-Wheeler. Councillor Zondervan.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Mr. Chair. This has been mentioned earlier and discussed a lot already, so I really do hope that the proponents will come forward with a plan that includes housing in our next meeting.

But I wanted to speak to somewhat, some of what we heard in public comment and also connected to my own experience. You know, I live not too far from Kendall Square. Indeed, I live right on the edge, if you will. And

I raised my kids in, in Cambridge, and we often enjoyed taking advantage of the, the Kayak Lounge and, and, you know, accessing the river there.

And, you know, as the speaker, the first speaker mentioned, there's a lot of natural elements there. There's a lot of connections with nature and the river that are, that are accessible from that place. And I think it is really important to preserve that and, and to enhance that and to protect that.

So, you know, when my, my daughter, both of my kids are full grown now, but my daughter still enjoys going to the canal and walking around there and finding some, you know, peace and, and quiet there. And so I do think there's, there's a bit of a competing interest there, you know.

And the public speaker use the words, you know, "turning it into a circus". And, you know, maybe that's a little uncharitable. But I think there is a real concern there that, that if we turn that canal into too lively a place that we actually lose something that the community values at the moment.

And, and, you know, perhaps one way to think about

this is, you know, that we can have a lot of activation on Main Street, which is, you know, an urban street and we can expect and hope for some activity there. And then maybe keep the canal more quiet and natural and, you know, maybe have a little more reverence there for the, for the history of that feature in our city.

So those are just some of my thoughts. And, you know, hopefully the proponents can, can come back with a proposal that, that addresses some of those concerns. That would be great. Thank you, Mr. Chair.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Councillor. As an urban designer, I can tell you it's a lot easier to achieve what you're saying versus a super-active kind of Harvard Square of 1980s place, which we were trying to achieve at Lechmere Canal at the crescent, and it's a struggle. It's a struggle.

So Councillor Sobrinho-Wheeler is next followed by Co-Chair McGovern.

**COUNCILLOR JIVAN SOBRINHO-WHEELER:** Thank you, Mr. Chair. Yeah, through you, I just wanted to follow up on that. The question I had about the essential piece, or with a couple of comments here for the discussion portion.

I would like to see a significant amount of housing as part of the proposal by the next time that we're meeting at the Ordinance Committee, some of that being deed-restricted affordable housing, which I think they'd have to be anyway and because of the Inclusionary Ordinance for having a significant amount of housing, and that that housing would be eventually written into the commitment letter.

I can talk with CDD offline if it's helpful to be more specific about what a significant amount of housing would be and try to devise some guidelines there. I'm not trying to be, sound overly bearish about the proposal as it is because I do think it's, it's really interesting and there's more we can do to sort of make this area interesting and welcoming to folks while also preserving the natural environment and what makes it interesting currently.

But I did just want to be really clear about the housing. And if there's not a significant amount of housing in this by the next time we meet at the Ordinance Committee, I'll probably make a motion to either let that petition expire or to send it to the Council with a negative recommendation, because I think it's absolutely

essential here and I just don't think it's fair to City staff or to us on the Council or ultimately to the, to the petitioners, to do a lot of meetings about this if it's going to end up being voted down because it's not meeting the, the needs that, you know, are raised in the community.

When we do community surveys, which we do biannually here in Cambridge, the, the number one need in those surveys is always housing, affordable housing. It's by and above every other need by a factor of three to four. And I just don't want to go through a lot of this process just to end up voting down the petition, which is what we on the Council just did with a zoning petition a couple of months ago. So I just want to be absolutely clear about that.

But thank you for making time tonight. Thanks for meeting with a number of us on the Council beforehand, and I'll go ahead and yield back.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Councillor. Co-Chair McGovern, you have the floor.

**COUNCILLOR MARC C. MCGOVERN:** Thank you, Councillor. Or Mr. Chair, through you, I'll just, you know, I think, I think the housing component is a conversation that needs, needs to be had as well.

I do, you know, you're always, you get nine City Councillors here, you're gonna get 47 different opinions.

You know, I like the thought of activating the canal. I think, you know, I think there's a lot more, you know, whatever happens on this site there's, there's certainly a lot more housing going in to Kendall Square. And I think, you know, having more amenities for families and places for families to go is important.

I certainly like the, the idea of some restaurants that are more family friendly and affordable. You know, I have no problem taking my 10-year-old twins out to eat if I want to drop 100 bucks. But other than that I, you know, it's a pizza place. And, you know, there used to be days where, you know, you could go out and, you know, you had more family-friendly restaurants in Cambridge, and there's fewer of those around.

I would agree with Councillor Carlone. I'm not sure I really, I didn't get real jazzed up about a clinic. You know, I don't know, I mean, I don't know if that's a need that, that you're trying to fill. I know, there's one, I mean, there's one in Inman Square, there's, you know, there's certainly a few of them around. So that doesn't,



that doesn't excite me too much, to be honest.

So I, you know, look forward to, you know, hearing more about what kind of retail, you know, you're thinking about and certainly the, you know, space to support local artists and such as is also important.

I do like the idea of the bridge over the canal. I think if we're going to activate both sides of the canal, having a way for people to get, to go over that, to get over the canal is nice and, you know, probably, you know, might be a nice spot for, you know, people to take pictures and whatnot. And I think, you know, I don't see a real, you know, if it's a, if it's a nice-looking bridge, and I don't see it as being able to, you know, that it's going to take anything away from the aesthetics of, of the canal. So I certainly have no issue with that.

But I do think we've got a ways to go and I think you've, you've said that, you've acknowledged that and I look forward to having more of the discussion. But I do like the idea of, you know, livening up the space and making it a space where, you know, we hear in public comment, you know, about a concern about it being just office. You know, that the sidewalks roll up at five

o'clock, I think that's also true when you think about the amenities and whatnot. You know, there's, there's not a lot of reason to go down there in the evening. And if there are, you know, if there are more places to, to attract people and to enjoy, I think you liven up the space on, you know, for an extended period of time, beyond sort of what the workforce will, will be able to access.

So looking forward to the discussion, so thank you for your presentation. Thank you, Mr. Chair.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Co-Chair. So we have other Councillors who haven't spoken. Does anybody wish to make comments? Okay, Vice Mayor? Please, Vice Mayor.

**VICE MAYOR ALANNA M. MALLON:** Thank you, Mr. Chair, through you to the team. Thank you for the presentation and I'm sorry I missed the first part of it. So this may have been covered at some point when I was not here.

But the petition and the memo and the documents all say that the tower would be either 250 feet tall or 350 feet tall. Should it be a landmark-type building? I'm just wondering if you could explain that a little bit further. It's quite a quite a bit of a height difference, so I'm

just wondering if you can just elaborate on whether it would be 250 or 350 feet?

**MR. LAWRENCE BEALS:** Sure. We actually covered that in the early part of the presentation. Because through a lot of discussions, we realized that we needed to be much more specific. So we took a hard look at how do you design a building like that? And the optimum height would be, I think we listed it 295, 295 feet.

And we're willing to cap it at that because it, you know, as we began to look at the design, it doesn't make sense for us to go any taller than that. But that gets us adequate space on the, on the ground floor. It gives us a nice green roof and an interesting top on the top of the building.

So if you look, if you go back through the PowerPoint, you'll notice that we've crossed out 350 and we've written in 295.

**VICE MAYOR ALANNA M. MALLON:** Okay. Thank you, Mr. Chair, through you. I think that's helpful. And again, I apologize for being late and missing that part of the presentation.

I think I just really want to echo the comments that

have been made by my colleagues this evening around housing and the absolute urgent need for housing in our community. I, you know, I, I don't agree that this isn't a place for housing. We are certainly, we have seen much housing go in already in Kendall Square, we are going to see quite a bit of it coming with Volpe.

And it's really imperative if we are going to have a neighborhood in Kendall Square and have the patrons for those small businesses and restaurants that you want to enliven the streetscape, we need to make sure that there is housing there. And I think it's been said many times, I won't, it does, but it does bear repeating. It is the number one concern that all of our residents have and every single City Councillor has said that we need more housing, and particularly transit-oriented development.

Kendall is right for transit-oriented development. It's the right place. It's the right time, so really taking a look at that.

I also, I did have a question about, you know, I went through the coUrbanize, all of the, the comments that people made and were very thoughtful.

And I know that one of the things was a bridge by the

Museum of Science, but it does seem we just went through a zoning for CambridgeSide Galleria that, you know, it didn't seem the Museum of Science was not interested in that. So I'm just curious how far down the road you've been with the Museum of Science and this idea, or if it's just sort of a conceptual thing at this point.

**MR. LAWRENCE BEALS:** At this point it's very much conceptual.

**VICE MAYOR ALANNA M. MALLON:** Okay, okay, great. So I think that's a hard road to hoe there. I hope you do have better luck. It is a great, it would be a wonderful thing. I just don't think that we have seen it in the past that there's been an appetite for the Museum of Science.

And I would echo one of my colleagues, I can't remember who, who said if we are going to be doing the DCR house there needs to be an ongoing fund that will make sure that it can pay for its upkeep moving forward.

So those were my questions and comments. Again, thank you for being here. I look forward to a continued conversation on this particular development, so thank you. I yield back.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Vice Mayor.

Just a little background and I'll be dating myself. Since the East Cambridge riverfront plan, the Lechmere Canal, the goal has been having, to have a path not out in the water but along the garage and connect to the back of the museum.

And actually one of the sponsors of it then, not, maybe not now as the Vice Mayor indicated, was the Museum of Science and they would have a rear entry there as well. People could take a break, and then come back in the afternoon. That was the thinking.

And it was one of the goals of the neighborhood to have a continuous pedestrian path around the basin, and not have to walk along the Monsignor O'Brien Highway, which is less than ideal for pedestrians, and especially kids. In fact, I've even done a study of it back in the 90s for the State.

The other thing I wanted to mention was, you're right, this is the first special permit and I was the guy that did the design review with Roger Booth. And the original building was black metal, not even brick, and then it went to orange metal, and then finally we got brick. Yes, it's not the best building in the world and it did reflect the times.

And frankly, their path along the canal was miserable. If we think this is poor, this is an improvement over what was originally proposed.

So a couple of thoughts, one is given the shadow, and I've mentioned, both Co-Chair and I have mentioned this to the team, we need to brighten up. Not make it blasted with light, but brighten up the canal that will be in shadow four seasons a year except early morning and at near sunset, which would be quite nice for restaurants.

I think the road connection from 3rd Street also has to have some of this, maybe it's special lighting, that's canal lighting, streetlights that exude that character. So it, it makes that road seem part of a, of a public place instead of an entry to a building.

And we all know MIT has added retail and the existing retail across the way, it can only enhance that as well.

I'm just looking at my list here.

I think from a masterplan of the community point of view, and I agree, the two Co-Chairs did not discuss this with the applicant, the notion of housing has come up many times in emails to the Council, and you heard every Councillor speak that.

Now I as, I realize that the floor plate on this building is not huge. It's not like on the towers on either side of it and you will need different elevators for that. But it is something to explore.

We are generally seeking 40% of any new special permit to be housing. The Biomed building two blocks away instead are proposing a very expansive arts complex and active ground floor and that needs to be design reviewed. But my point, and they have housing as some of the Councillors mentioned, on the other side of the canal. So I do think that's something to look into.

I'm glad you reduced the amount of height from, as the Vice Mayor said, from the originally proposed range and I'm particularly glad you reduced the square footage because the original amount, the Max was much, much larger and really seemed to me like you were squeezing it in.

Let's see here. The bike lane, I think we can talk about that. There's no doubt it has to be raised to be separate. And I, we have put through a policy order of not having painted asphalt with stripes going through it but to plant it out where we can. If there are utilities below, obviously we need to avoid that.



In other words, make it not just an island of a restaurant user, but to try to soften the whole thing as much as we can, and we'd ask you to explore that.

I think that's all that I want to say other than emphasizing I think you will do what Councillor Zondervan and at least one public speaker said, that this will not be a circus for the reasons I was alluding to. It is on the north side.

That was our goal, not a circus, but an active public place around Lechmere Canal and I know how difficult that is. I've learned that the hard way.

But the beauty of the Lechmere Canal and the Broad Canal is that over time, when Kendall Square gets infilled, when North Point gets unfilled, these two canals will be much sought-after. And maybe that's 20 years, maybe it's 15 years.

But these are very unique places in the city, probably the most unique places, because of what you said, it's on water. Water is magic.

And lastly, I agree that a bridge is a good idea if it comes from one logical place going to another logical place. In at least one scheme I saw an angular bridge was

proposing that. We have to make it work and it has to be elegant and it has to be a positive addition.

Many canals in America and in Europe have bridges, some of which are on an angle, by the way. I've done a lot of planning in Lawrence, none of it ever went forward. But they have many bridges over their canal.

So I will ask once again, if anyone else from the Council would like to add? Councillor Zon--let me just see if anybody who hasn't spoken would like to add any further comments?

**MAYOR SUMBUL SIDDIQUI:** I'm all set.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Mayor. Okay, Councillor Zondervan, you're up. Unless you're gonna talk about the--unless you're gonna talk about the bridge. No, I'm kidding. Please tell us, tell us your thoughts.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Yeah, your comments on the bridge inspired me to tap into my Dutch heritage. I was born in the city of Amsterdam and we have a lot of canals there and a lot of bridges, as you point out. But they are elegant and they work together to create the magic.

And I'm just really worried because, you know, there's

a boardwalk on one side, and then there's this idea of an active space on the other side. And, you know, maybe it's just me, but I don't see how the bridge adds to that.

Because again, you know, part of what makes the boardwalk magic is that it is weirdly apart from the city. I mean, it runs right next to a power plant so you wouldn't think that that was possible. But it creates a kind of isolation or separation from you and the city, and it connects you with the river and with a little bit of wilderness that's, you know, infiltrating that space.

And so I just really feel like a bridge there just disturbs that more than, than enhances it. So, you know, and it's not that far from the kayak launch where you can go to the boardwalk. So it doesn't feel right to me but, you know, again, I'm trying to keep an open mind and certainly look forward to more detailed proposals. But so far, it just doesn't strike me as the right answer.

**COUNCILLOR DENNIS J. CARLONE:** I agree, it's not easy to--the development team has said that to us. They know they have to make a case. And you heard them, they didn't include that as a definitive because of your comment and some other people questioning it, and I give them credit

for that. Good comment, you're gonna keep an open mind.

That's great.

**MR. LAWRENCE BEALS:** Can I, can I just add one more thing to that?

**COUNCILLOR DENNIS J. CARLONE:** Mr. Beals.

**MR. LAWRENCE BEALS:** That also we have to, if, if we consider a bridge, we have to apply with the Conservation Commission. And because the Broad Canal is a resource area as defined by the Wetlands Protection Act, and the Conservation Commission's jurisdiction is to protect the eight interests of the Wetlands Protection Act, which include wildlife habitat and stormwater management, prevention of flooding.

So, you know, there's a number of tests that we have to go through and the one thing the commission will not let us do is turn the canal into a circus because that would be contrary to the interests of the Wetlands Protection Act.

So we'll figure it out. With all these regulations and all these opinions, we'll come up with something that works really well with it. And that may be no bridge, or it may be a bridge. But we'll see. We have a ways to go. I'm glad we have some open minds.

**COUNCILLOR DENNIS J. CARLONE:** Thank you. Some, All. All open minds. Any other Council comments? Any further development or architectural comments?

I don't hear any. So this is our first meeting. I know you're going to the Planning Board next week, I believe, and we always look forward to their comments. Many of us listen in.

So we will continue this--no, it'll be a separate meeting. Right, Mr. Clerk? It'll be a separate meeting?

**CITY CLERK ANTHONY WILSON:** You can--through you, Chair Carlone. You can recess the meeting and then reconvene at a later date. That way, but, but if you want to adjourn it, so you can have public comment at the next meeting.

**COUNCILLOR DENNIS J. CARLONE:** Yes, we want to do that. Yeah. Mr. Co-Chair.

**COUNCILLOR MARC C. MCGOVERN:** Yeah, I was gonna say that given that there were so little public comment at this time--

**COUNCILLOR DENNIS J. CARLONE:** Yeah.

**COUNCILLOR MARC C. MCGOVERN:** I think, I think this needs more opportunity for public comment.

**COUNCILLOR DENNIS J. CARLONE:** I, I agree. So I wish to thank everybody for coming. This was, to your credit, the most efficient Ordinance meeting of substance that I think we've had, at least in my run, and I don't know why that is, but it happened, so thank you for that.

And I move that we conclude the meeting, Mr. Clerk.

**CITY CLERK ANTHONY WILSON:** And just to be clear, this is a motion to adjourn.

**City Clerk Anthony Wilson called the roll:**

Vice Mayor Alanna M. Mallon - Yes

Councillor Marc C. McGovern - Yes

Councillor Patricia M. Nolan - Absent

Councillor E. Denis Simmons - Yes

Councillor Jivan Sobrinho-Wheeler - Yes

Councillor Timothy J. Toomey Jr. - Yes

Councillor Quinton Y. Zondervan - Yes

Mayor Sumbul Siddiqui - Yes

Councillor Dennis J. Carlone - Yes

**Yes-8, No-0, Absent-1. Motion Passed.**

**COUNCILLOR DENNIS J. CARLONE:** Thank you very much. We all have some issues to think about. And as I said, the Co-Chairs, Councillor McGovern and I are available if you wish

to talk about anything. And I know you will reach out to  
Community Development.

So thank you for coming and have a good night  
everyone. Good to see everybody.

**MR. LAWRENCE BEALS:** Thank you all. Appreciate it very  
much.

**The Cambridge City Council Ordinance Committee**  
**adjourned at approximately 7:15 pm.**

C E R T I F I C A T E

I, **Susan Ireland**, a transcriber for Datagain, do hereby certify: That said proceedings were listened to and transcribed by me and were prepared using standard electronic transcription equipment under my direction and supervision; and I hereby certify that the foregoing transcript of the proceedings is a full, true, and accurate transcript to the best of my ability.

In witness whereof, I have hereunto subscribed my name this 27th day of December 2022.

A handwritten signature in cursive script that reads "S. Ireland". The signature is written in black ink and is positioned centrally on the page.

Signature of Transcriber