

PLANNING BOARD
FOR THE CITY OF CAMBRIDGE
GENERAL HEARING

Tuesday, June 27, 2017

6:30 p.m.

in

Second Floor Meeting Room
344 Broadway
Cambridge, Massachusetts

H. Theodore Cohen, Chair
Catherine Preston Connolly, Vice Chair
Hugh Russell, Member
Mary Flynn, Member
Steven Cohen, Member
Louis J. Bacci, Jr., Member
Thacher Tiffany, Associate Member

Iram Farooq, Assistant City Manager for Community
Development

Community Development Staff:

Suzannah Bigolin
Swaathi Joseph
Sandra Clark

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H. THEODORE COHEN: Good evening, everyone. Welcome to the June 27th meeting of the Planning Board. We are going to start with the update from the Community Development Department.

Iram.

IRAM FAROOQ: Thank you, Mr. Chair.

Good evening. Tonight's agenda we don't actually have any public hearings but we have several components of design review related to the North Point DivCo project.

Our next meeting will be July 11th and again you have a General Business item that we have scheduled so far which is Minor Amendment to this same Special Permit looking at realignment of the intersection and re-parcelization of

parcels Q and R. And also some redistribution of GFA. And also you will have design review of Q1.

The following meeting of the Board will be July 18th which will be design review of South of Main, MIT's building 3 which has been to you before, and there were some significant comments that the Board has that they've been working with.

The news from City Council in terms of upcoming hearing -- well, actually one of the items of news from City Council is that's most pertinent to the Board is that MIT has filed a rezoning -- their rezoning petition for the Volpe parcel. So the Board's July 25th meeting we are holding tentatively for that petition, for the first public hearing of that petition.

The Council is likely to have their hearing on it very early in August.

In between, July 5th the Ordinance Committee has a public hearing on short-term rentals, the City Council petition. The summer meeting of the Council will be August 7th.

And I think those are the major items of interest. Just one other thing I wanted to mention is if you haven't already, you'll be receiving this Getting Around Cambridge Magazine in your mailboxes. This is the first time we're doing this, so we would love everybody's input, if you think it's helpful. But it's something that we've put together working with a -- with this company called Bike Life Cities. So it's -- but it has a lot of -- some of it is their content, but the bulk of it is Cambridge content and it comes from a whole host of city departments as well as working with the Boston Cyclist Union, Livable City's Alliance, and Mass

Bike for Boston, and so on. And so it's trying to talk really about all of the different ways that are non-automobile ways of getting around Cambridge. So hope you enjoy it. But if you have any feedback, we welcome that.

Thank you.

H. THEODORE COHEN: Thank you.

Swaathi, are there any Planning Board transcripts?

SWAATHI JOSEPH: Yes, we have a few of them. Five of them actually: April 18th, April 25th, May 2nd, May 16th, and May 23rd.

H. THEODORE COHEN: And they've all been certified?

SWAATHI JOSEPH: Yes, they have.

H. THEODORE COHEN: Could I have a motion to approve those five transcripts: April 18th, April 25th, May 2nd, May 16th, and May 23rd.

STEVEN COHEN: So moved.

H. THEODORE COHEN: Second?

LOUIS J. BACCI, JR.: Second.

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: Great, thank you.

Okay. We will now hear -- is there going to be one presentation on all issues or are you doing them separately?

MARK JOHNSON: We'd like to do one presentation that's in segments and then open it up for discussion.

H. THEODORE COHEN: Okay, great. We will now be doing design review with regard to Parcel W.

There's also a North Point Common modification review.

Parcel A pump station design review.

And an informational update for the Baldwin Park design.

And while this is not a public hearing, we will be taking public comment on the design review or other matters should anyone wish to make public comment.

Please commence.

MARK JOHNSON: Thank you, Chairman Cohen, members of the board thank you for hearing our applications. My name is Mark Johnson, I'm director of development for --

JOHN HAWKINSON: Can you turn the mic on bottom center? Push.

MARK JOHNSON: Is that working? Awesome. My name is Mark Johnson. I'm director of development for DivCo West. With me here tonight are David Chilinski of Prellwitz Chilinski Architects, Chris Matthews of Michael Van

Valkenburgh Landscape Architects. And also with me is Darren Baird of Goulston our legal counsel. And from DivCo West we have Mark Roopenian and John Rappoport.

Before beginning I want to give you a brief update on the progress of North Point.

I want to thank you for your last approval last summer of the master plan including the road network, and that road network that you approved is now under construction. I also want to thank you for your approval in December of design review for the JK lab building. And as you can see in this photo, that building is also under construction. And our next steps as we look forward, is to build a public realm, which is the retail and open space core of the project.

I also want to take the opportunity to thank city staff for their input, particularly

Suzannah Bigolin, who spent a lot of time with us on these designs. Many other staff members have carefully reviewed these designs and we're glad that we've been able to incorporate their comments. The designs you see are better for their participation.

Among the materials you've received for this hearing is a letter from staff which includes additional comments, and I'll address those at the end of the presentation.

We're here tonight to ask for design and review approval of three separate projects: The Parcel W retail buildings, the North Point Common improvements, and design of a Parcel A utility enclosure. We also would like to request an administrative approval for North Point Common, and this is a subdivision of that common into two separate parcels, and this is done to facilitate

later conveyance of the eastern half of that parcel to the City consistent with a Memorandum of Understanding that was negotiated about six months ago. And as mentioned, we have an informational update on Baldwin Park, which Planning Board approved on December 6th.

Our intent with these projects is to create a strong retail and open space core to the project, and DivCo West has made a strategic decision to invest in retail, parks, and infrastructure before there are any completed buildings, and before there are any tenants who have signed any leases, and therefore before there are any customers at North Point. And we are investing in these retail buildings such as those on Parcel W in order to activate the center of the project and the open space and make North Point a place for people want to be.

Before I turn it over to Chris Matthews, who will discuss the development of open space, I want to talk about North Point Common.

As you may recall, North Point Common was left unfinished on its north side when it was originally constructed. Now with the development of Parcel JK on the north side of the Common and Parcel W to the west, we believe it is the right time to invest in finishing North Point Common. Also new storm water regulations require new below grade cisterns being built inside North Point Common.

After Chris, David Chilinski will discuss the retail buildings which will be situated within the landscape.

David will also discuss the utility enclosure at the far west end of the site on Parcel A. Cambridge DPW has asked that we place

some equipment above grade that had been previously planned to be below grade. And instead of allowing this equipment to be just visible on the surface, DivCo West has decided to invest in an enclosure, and that enclosure is subject to design review. So we're here tonight for that design review.

Approval of that project as we're underway on the infrastructure, construction is actually very important to us. So with that, I'll turn it over to Chris.

CHRIS MATTHEWS: Thank you, Mark. Chris Matthews with Michael Van Valkenburgh Associates, landscape architects. So this evening I want to describe two integrated landscape projects that form the centerpiece of the new neighborhood at North Point. As Mark mentioned, the first is the completion of North Point Common. In 2008 the

eastern portion of the Common landscape was constructed and now we're ready to complete the park with work mostly on the west end and along the northern edge. The size of the Common will comfortably exceed the two-and-a-half acres required in the master plan.

And then the second project just the west of that is the Parcel W landscape connecting the west end of the Common to First Street.

This is just summarizing the fact that we're seeking design approval on the Common, and the key elements of that completion project are:

Completing the water garden.

Completing the boardwalk.

The addition of a granite outcrop at the water garden.

As Mark mentioned, the addition of storm water treatment systems underneath the landscape.

Addition of a picnic grove.

The reconstruction of the south mound.

Completion of the east end landscape.

And then adjustment along the edge of
North Street to the sidewalks.

The completion of North Point Common, is
key in building the open space network in
connecting a green network throughout the
neighborhood. The landscape really is the
centerpiece of the whole project, and this image
is what's out there today. In fact, it's from
last summer, one of the North Point night --
evenings that DivCo arranged.

And in the foreground of the picture you
can see the ADM warehouse building, and this has
recently been taken away. And that part is where
we're going to be doing most of the new landscape
work. So right at the bottom in the middle of

this image.

So the main area at that west end, here it's described by the green limit of work line. And we're proposing completing the landscape around the pond. And particularly the addition of a picnic grove on the north side of the pond, which you can see that grey area to the north of the pond, and the reconstruction of the grassy mounds on the south side of the pond so that we can install the underground systems. Therefore, the removal of phosphorus, and when the original park was designed, that wasn't an environmental regulation, that's something that's come in more recently that's why we need to put them in.

The plan also shows temporary construction fence lines in red towards the north and east end of the park. These are similar areas that will be closed off incrementally for

some minor landscape improvements and we'll keep pedestrian -- at least one pedestrian path open at all times. So those are just little pieces that we'll close off one by one.

And this is an image taken a month or so ago of the east end just showing how well the plantings have grown in over the last eight or nine years.

So down at that east end of the park, this plan shows the proposed improvements which include regrading of the whole of the northern edge of the park to meet the new North Street sidewalk. That's actually going to be built a foot or two higher than was originally contemplated. So the park was left unfinished along that north age. We need to regrade it to meet the new grade.

We're also going to construct a new

wooden railroad tie bridge, which you can see in the center of this image, to connect north/south through the park across one of the swales connecting to Charles Street. And we're also proposing some new plantings and a small pathway to take care of an area of (inaudible) that's worn away over the years.

So this is a view of the existing water garden over at the west end, and we're looking west towards the ADM building and this is where we're going to be doing most of the work. I'd just like to point out that this, this mound in the background was never really completed. We didn't put furniture in, the grading wasn't completed, and that was sort of -- that was done on purpose so we wouldn't draw people to the back of the site because there was nothing going on there, so we didn't want to put any kind of

attractive, too attractive things back there to draw people into the back of the site.

So what we're proposing in and around the water garden is to add a picnic grove on the north side here instead of that low mound. And that picnic grove will have one of the storm water systems under it.

This granite outcrop at the end of the pond, we're going to create this new feature where people will be able to sit and look out and enjoy the water and maybe even put their feet in the water.

And then completing the railroad tie bridge, which at the moment comes halfway through the park, we're gonna complete it all the way back to North Street into Charles Street and beyond.

So the picnic grove, it will be a

stabilized granular surface which is a natural material, and then add a variety of different types of furniture, different types of seating. So at the most rustic end of it, some of our granite blocks in the landscape is kind of casual places to sit. Park benches around the edge, we're gonna use the park bench -- the same design that's already out there in the Common, and then these lines of picnic tables and benches which will be fixed and permanent. And then into that we think we can seasonally put out movable tables and chairs. So the idea is to attract a lot of use in that area. It's going to be full of late afternoon -- well, throughout the afternoon and into the early evening, it's going to be full of sun. We've got the tree canopy above it and then this view to the water on the south side. We're expecting it to be a pretty popular and lively

part of the park.

So this is the existing railroad tie bridge. These -- the railroad ties have not weathered well over the years. We're gonna replace them with a different type of timber. These were a gift from the original railroad company. They were frayed but in a sense that they've been a little bit of a headache since we put them in. So just the surface of that we're gonna replace, and then we're going to rebuild the rest of the -- that boardwalk which comes all the way back to Baldwin Park. So this image is standing with our back to Baldwin Park looking south towards the end of the boardwalk.

And you can see the picnic grove on either side with the fixed picnic tables and chairs, the park benches, and then the movable furniture underneath the tree canopy.

So now we've walked forward a little bit and turn our heads to the right, we're now looking towards Parcel W and the retail pavilions at the west end of the park. You see that in the center of the image. And on the right-hand side is the picnic grove with the tables and chairs and picnic tables. And we're hoping to -- this has been cropped out of the edge somehow on the slide, but we're hoping to put grills in there, too. There are grills in Danehy Park which is really quite popular. And this is a similar kind of thing that we've done, the Brooklyn Bridge Park where you cluster the grills and you get to know people while you're grilling.

So this is just a sample of the different types of furniture and the features that we're thinking about out there both movable and fixed. The image on the right is from the North Point

Common bench that we've used up to now.

So now this view's from the south side of the pond looking back to the retail pavilions.

And you can see the granite outcrop. What we're proposing for the end of the pond we think is just gonna be a really terrific place to sit.

And we've actually managed to design it in a way that we have platforms where wheelchairs and people with strollers can also come out and sit and look out over the water.

This is just a zoom in of the same view. We've actually made a mockup using the actual rocks that we've been digging out of the ground daily, just to make sure that it really works and to make sure that, you know, there are certain dimensions that we can use and can't sue, but it will have this very kind of rustic feel to it. And we have the featured model from the MVVA

shoot here this evening.

The material pallet for both the Commons and for the Parcel W landscape matches the Common out there at the moment. So we're using standard Cambridge concrete sidewalks, the brush concrete sidewalks, bituminous concrete paths, exposed aggregate concrete in special areas. For example, in the plaza space between the retail pavilions and the wooden railroad tie material to match the existing, although it won't be the same type of wood. We're also using the reclaimed granite blocks, like the ones that we have out in the Common now. This is, this is some of what we used in Phase I. And we'll continue to use the custom bench. And we're also thinking in special areas to use the stone set pavement as our kind of accent pavement. So it's a very simple material pallet.

On the street trees, we think -- so part of the First Street, the double row of trees on First Street will be planted as part of this project, and we're thinking they should be London plain trees, something really big and monumental. On the other streets we're thinking trees that have good seasonal interest and flowering, particularly trees that leaf out early in the spring. They're all on the City of Cambridge approved list. And then in the Common itself we're really extending the species list that we've used out there right. A lot of birch species and trees with a degree of habitat value. So that's the end of the presentation on the Common.

And now moving on to Parcel W, the key elements that we're looking for approval here are the two retail pavilions, which David's going to

present. The central plaza in between those, the North First Street streetscape, a section of the community path, and the North Street streetscape. So this is, this is the location of W just to the east of First Street at the end of the park. And the landscape here is really a series of small plazas and paved spaces around the two retail pavilions. You can see how we're providing a connection to First Street from the end of the Common through the center here, and that will eventually lead across, across First Street through to Parcel I and another park beyond which we'll come and talk to you in the coming months.

So the central plaza between those two pavilions is a different kind of landscape than the others at North Point. We're trying to really stretch the range of different outdoor spaces. This will have a roof, so it will be

weather protected, open at both ends, and really will be the epicenter of the whole neighborhood. And we expect it to be highly programmed. These are images from the top row from a similar kind of structure that actually that we, that we did an adaptive reuse for Brooklyn Bridge Park. So active uses, public uses, and then the ability for whatever retail or restaurants that are in those buildings to kind of spill out into the space, too. And then this view is in that space. We're under the roof, you can't see it, looking east towards the Commons. So the pond is just out of view in the middle of the image here. The towers are just down here.

So this view's looking up North First Street with our backs to the North Street Station. And the Parcel W pavilions are on the right-hand side of the image. And you can see

the double row of street trees. We're going to plant these street trees as part of this project. The benches, the street furniture, and the connection to North Point Common.

And now David's going to talk about the pavilion in more detail.

DAVID CHILINSKI: So David Chilinski with Prellwitz Chilinski Associates.

The overall theme for the buildings on Parcel W is pavilions in the park. The building's orientation and the way the forms work with the landscape were composed so that the park extends through and across the site, and these pavilions sit along that path. This diagram illustrates the east/west transparency that's accomplished through the glass window walls as well as the strong physical connection through the pavilions themselves. The precedent images

from New York and Slovakia are examples of glassy cafes that allow you to see the activity inside them, and when weather permits, allows seating and activity to spill outside.

We also looked at the Harbor Islands Pavilion on the Green Way as an example of light colored blue structure hovering over and within a park that actually creates a sense of place. And we utilized these strategies in our design process.

The building's architectural vocabulary takes a cue from the rich railroad heritage of this site. The simple form is an interpretative use of a train shed. A simple repetitive shape that harkens back to historical industrial aesthetic. These precedent photos from Brooklyn and California illustrate two different successful implementations of that strategy.

In Brooklyn the sheds are used to create sheltered open space for community activities.

And in California the illustration takes a different approach in which they actually inhabit those sheds with community cafes and activities.

Key to the success of this pavilion will be the flexible event space that Chris mentioned to you earlier that's in the center of the three shed forms. The roof will provide shade in the summer and protection from inclement weather, which we arranged a little demonstration of this evening. It has a large section of translucent material, and we brought some samples with us today to look at. That will allow filtered light into the space. The examples that you see illustrated here give a sense about how over time and at different times of the day they evolve and

morph in terms of how they are used and the kinds of activities that is are accommodated there.

Open to the public, its use will evolve over time as people learn to view it as a community resource. So we think we're setting the stage for something and making it flexible in terms of how it can be used.

This is a view of the pavilion from the corner of North First Street and North Point Boulevard, and it's a bit of a repeat of what Chris showed you a little earlier, but we've actually in order to look at the architecture a little better, we removed the foliage from those double row of trees because it's a little hard to have an architectural conversation when the robust landscape that Chris is providing is actually gonna screen -- the canopy is actually gonna, you know, basically screen some of that in

the summertime. So, it gives you a good sense of the transparency of the pavilions. The north shed, which is depicted here, that central space, and then the south shed with an overall juxtaposition of open and glassy storefronts with some solid areas that house the service aspects of the cafes.

So these floor plans of the two pavilions show you that the key aspects of them relate to their immediate surroundings. You can see that the south side where we have the multiuse path running here along the boulevard, we essentially have no public entries along this side for safety reasons, we expect this to be fairly busy with people walking and people cycling along the multiuse path.

The south pavilion, which is here approximately 9,000 square feet, we've actually

set the storefront back to create a generous apron.

How do I go back to full screen here?

CHRIS MATTHEWS: I'll get that.

DAVID CHILINSKI: Thank you.

We have a generous front entry area here off of North First Street. And the pavilion as I illustrated earlier, has really a very glassy perimeter on three sides of it, and that the fourth side here along the community path is focussed around this solid wood facade.

Across this main activity space here is what we're calling the North Pavilion. And again, in this location, we have very glassy along North First Street adjoining the pavilion and here overlooking the park, and that the service areas are here located on the north side and adjacent to an area that we're projecting to

use for service and delivery and maybe at different times of the day might actually be able to use for valet in that location.

We also worked with CDD to -- as I showed you in those illustrations a little bit earlier, the notion that these cafes will probably want to spill out in a couple of areas, and so we've -- we basically just earmarked some areas that are obvious places where you might have tables and chairs that are a part of those cafes.

The upper level plan of the south pavilion, we've oriented the open space inside to overlook the Parcel I to the west and overlook the park to the east. We also have shown here an outdoor deck area which will provide some great vantage points overlooking the park and that new granite cove that Chris just showed you a moment ago.

On the north pavilion, again, we've taken the mechanical areas and oriented them on the north side, that more solid side of the building and, again, very glassy perimeter here that allows you to see through these buildings and to the park beyond.

This is a view from along North Point Boulevard and the multiuse path where you can see here at this upper level the cafe area that has the potential to spill out in good weather. We took some care to sort of break down the scale of the building. You'll notice here with -- as I was saying, this sort of more solid portion that houses the service aspects of the cafe. It's got the wood cladding. And that's about 18 feet to the second level here. And then we have another 10 feet of very glassy window wall up to the eave and then it's actually 34 feet to the highest

point of the eave.

Also, also I guess is worth pointing out in this sort of solid area we actually have some large window areas that we think would be important architecturally to be able so see through to the activities inside from the public way and the multiuse path even though there aren't any specific entries.

This is a view along North Point Boulevard, again, showing the multiuse path and the view back along the building with the proposed landscape.

The materials vocabulary which you can see on the materials board that we've brought, and we'll be happy to pass around, is a very simple composition of wood, glass, and painted metal. You can see on this slide that we intend to use warm stained cedar siding as a

counterpoint to painted metal and structural steel. And the wall is predominantly a very transparent window wall of aluminum and glass. The shed roofs depicted here are thought to be a light grey standing seam metal roof and a translucent Kalwall system. That's that panel on the left which in the -- it actually -- within the two upper levels of the two pavilions we actually have an insulated version which is the upper right-hand corner. And that in the central space, it's the lower left-hand corner which wouldn't have insulation in it, which has the most transparency and allows for filtered natural light.

And finally, this is the last view, a little bit more of a close up from what Chris had shown you a little bit earlier. You get a sense about the two pavilions and the view through the

central space here to Parcel I and the park beyond. That the transparency of these cafes and the upper level decks all designed to overlook the park, engage with the public realm.

So that concludes the formal presentation on Parcel W and now we're going to embark on the, probably the smallest thing you're going to do design review on which is a -- as Mark mentioned, we have a utility -- some utility equipment that's going to be located above grade, and we have an approach for how to enclose that to make it a successful part of the public realm.

As is depicted here in the model -- I keep doing this, control L. Sorry about that.

It's up at the western edge of the site in this location adjacent to Parcel A, and what we view as a future community garden site which we will be back at a future time to discuss with

you.

The basic notion of the utility enclosure is to use the vocabulary of a simple garden shed and a fence engaging with the community gardens here adjacent to it, and the -- and essentially we have an enclosed utility enclosure. This has some pumps and some elements that work with the underground equipment. It actually is enclosed, but the balance of this is essentially a fenced enclosure with an arbor above it, and essentially within that enclosure you'll find a generator, some switch gear, and a transformer that are all part of the system that we need to power.

For precedent images, and I hope this isn't overkill, but we really looked at, you know, what we could do in the landscape to create a character that would work with the surrounding neighborhood and these precedent images where --

sort of the root of where our design came from.

This is a view from the cul-de-sac at the west, at the end of West Boulevard, and shows the simple design and scale. Essentially it's nine-foot, six from the top of the arbor to grade. And the fence is made of similar to some of their earlier vocabulary we looked at, stained cedar boards of various widths and lengths. And on one side here there actually is an overhang of the arbor.

You can also see that we've planned ahead for the community garden with some public accommodations: A water fountain, benches, tools, and hooks, shelving, outlets, and hose bibs that we view this area here as a support for the future community garden. We would put that infrastructure in in this first phase. For those of you that are more technically savvy, you

probably know that generators and transformers and some of these things may potentially need to be replaced in the future, so we've designed both the fence structure and the trellis above to have doors in the wall of the fence and to build the trellis overhead in sections that would be pulled together with a galvanized steel frame that would allow pieces of it to be removed if you had to pluck a transformer or actually pull a generator. So even though it's fairly enclosed, it's compartmentalized so that it could be pulled apart in pieces if repairs need to be made.

And this doesn't look very much different from the last one I showed you, but it is a second view of the enclosure and I think you get a sense about the details that we're looking to utilize.

So I'm going to turn it back over to

Chris and he's going to talk a little bit about Baldwin.

CHRIS MATTHEWS: So we showed you Baldwin in December and received design approval from you on December the 6th last year. It came with three questions and I wanted to show you the responses to those questions based around the addition of family-friendly elements and more comfortable places to sit i.e. benches with backrests.

So more specifically the comment related to family-friendly is that you would like to see features that attracted mothers with small children without changing the overall character of the design, so we've added those elements.

There was a question about playground equipment, whether there was playground equipment either here or in the Common or anywhere else in

North Point. And the answer is yes, there will be areas that will have playground equipment, but not Baldwin Park. Sort of future conversation.

And the third was you'd like to see benches with backs, and we have added those.

So this image is just reminding you where Baldwin Park is just as to the north of the Common and to the east of Parcel JK that we presented on the same evening.

So in response to the request to see more family-friendly spaces, we combined a couple of our areas of planting to make a larger area that incorporates what we're calling the sand cove and a small water feature which we think would be particularly attractive to children, as well as stacking up some of the granite blocks that we have as a kind of an informal scramble.

So zooming in to this little pocket here,

now this corner of Baldwin Park with a natural water feature built into the granite blocks, a small area of sand for, you know, we're thinking one to three or four-year-olds, really little kids, places for their parents to sit. And so in section it looks like this. It would bubble out from the top and cascade down the rocks and we're actually going to heat trace it so that it would work in the winter as well, could form like an ice, a little ice sculpture in the winter. The water pools at the bottom so you can paddle around in it. But, again, it's very low key. Almost sort of a garden scale, and right into that scale in that context.

For the timber benches we have introduced them throughout the park. We've shaped them to work with the -- with these kind of slightly, well not slightly, extremely convoluted plant

beds that we have. We talked about the loads and codes and making little intimate spaces where you could sit and work, sit and have small meetings, and so we've got those throughout the plaza, and throughout the park now. And we're thinking that the Glulam, we have concave ones, convex ones. So the convex ones would be out on planting trees to look at something in the plaza and then some of the intimate ones in the concave setting.

This is a precedent photograph of the Glulam image. This is a laminated timber product.

I'll hand it over to Mark.

MARK JOHNSON: So just briefly in closing you received a letter with additional city staff comments. I just want to speak to those briefly.

On Parcel W we think that all of these comments are very good ones and we agree and will implement them all. We agree with importance of

maintaining the transparency of the W buildings and we're gonna add more landscaping on the blank walls and in the center, the center bay to get that east/west green connection.

On the North Point Common we raise the topic of public bathrooms. And even though DivCo West is not required to build public bathrooms, we agree with city staff that this is a good idea, and so we will agree to build those bathrooms and maintain them. However, we would like to have discretion as to where they're located, and we would prefer to locate them in Parcel I than in Parcel W. There's more retail on the west side of North First Street. Parcel I is closer to the MBTA station. While Par I is smaller, it will actually be more programmed and more active and have more people than North Point Common, and we think adding toilet rooms to the W

pavilions will make them less transparent and will also make the retail footprints, which are small to begin with, even smaller and harder to lease. And so for those reasons we would like to keep the public bathrooms on Parcel I.

And on the utility enclosure the staff suggested increasing the setback between the street and the front of the enclosure, and we are -- we've looked into that and believe we can do that successfully, and so we will do so.

So that -- oh, and then there were additional staff comments and we would agree to all of these as well.

So with that we're happy to take any questions you have or discuss the projects.

Thank you.

H. THEODORE COHEN: Thank you.

Could you just put up the master plan

again so we can see where Parcel I is?

MARK JOHNSON: Yes.

So Parcel I will consist of a residential tower, retail buildings here, and a park. And this plaza here will connect directly through. This is actually, as you'll recall, squared off. So this will be a very direct line of sight and a mid-block crossing connecting the two.

H. THEODORE COHEN: And I'm not asking you to commit right now, but where would you envision the public restrooms would go?

MARK JOHNSON: We would like to situate them in the residential I tower. These retail buildings here, here, and here actually have very small footprints. And if we locate public restrooms in there, there's really not much left to lease, and so we're already -- we want to have those have a small scale. We want to have, have

that fine grain retail that we talked about with local, independent retailers and it's difficult enough already with the small footprints, making them even smaller will make it all the more so.

H. THEODORE COHEN: Okay, thank you.

Do board members have questions right now or should we hear from the public?

LOUIS J. BACCI, JR.: Public.

H. THEODORE COHEN: Why don't we take whatever public comment there is.

Is there a sign-up sheet?

SWAATHI JOSEPH: Nobody's signed up.

H. THEODORE COHEN: Is there anyone who wishes to speak?

Heather.

You all know the drill. We ask that you speak for three minutes and state your name and address for the record.

HEATHER HOFFMAN: Hi. Heather Hoffman, 213 Hurley Street. I'd like to offer a practical suggestion about public bathrooms based on what EF has done. As you may know, they were required to provide public bathrooms in the newer building, the one with the waterfall, and I can tell you from recent experience that the strollers have found those. And when I use them, there was a line of strollers -- people from North Point Park. So I would suggest that any place that you're planning on having people who might be travelling by stroller, have one stall, one unisex stall with a changing table. You will make many friends. And not only that, they will be in there seeing the retail. That doesn't take up a ton of room and it's, it's really a welcome amenity. And there's one thing I'm curious about, and I understand that I won't get an

answer to it necessarily, but I've been wondering how well all of the intention of keeping the water on-site has gone? Because I was -- I was one of the people who thought it would probably work and I was surrounded by lots of skeptical people, and so I'm -- I'm just wondering which of us got it right. And I've mentioned this to Chris before, with respect to the mounds -- now I'm a little old and I tend not to be dressed properly for this, but if I were 50 years younger than I am, I would have been rolling down those and I was at that age. I would suggest that they be arranged to the extent that you're changing them. Arrange them so that you can roll down them and not whack yourself on the sidewalk, because that's, that's the way they go. They don't have, you know, say a depression at the bottom so that you stop yourself before you hit

the concrete. But I see these being used and I really like this park. And then one of the things that I've really liked about how this has developed has been that you have not been grudging about the open space. You and your predecessors have embraced it, you've done a good job with it, and I wish that more developers would behave like that because I think that it's to their ultimate advantage and I hope that you're finding that to be the case. And if you aren't, ignore that. Because we -- it's really a good thing. You know, I had family visiting and we walked through there because it's a beautiful place.

And with respect to your covered mechanicals, I'm always a proponent of murals. I was watching the repainting of the Beat the Belt mural in Cambridgeport yesterday. There are

places that I go downtown that I walk specifically because there are fantastic murals. And I understand that this might not be the best surface for that, I don't know, but I would just ask you to keep it in mind because it's -- it was a thing that really makes a place that place and nowhere else in the world, and I would imagine that that's what you would like to be, not some faceless thing that could be anywhere.

H. THEODORE COHEN: If you could wrap up.

HEATHER HOFFMAN: Thank you, very much.

H. THEODORE COHEN: Thank you.

JOHN HAWKINSON: Good evening, Mr. Chair,
John Hawkinson, 84 Mass. Ave.

So I feel kind of silly because I recognize the pump station is absolutely the least of the project, but somehow something in your submission made me look into it and I got

more and more confused as time went on. And tonight, and I guess also in the submission, it was represented that DPW had asked for the contents of the pump station to be above ground. And it seemed a bit strange to me. And I bumped into the DPW Commissioner, and he said no, we didn't ask for that. But we had requirements for a shower, and requirements for the -- any underground equipment be sufficiently accessible on all sides. And maybe that results in it wanting it to be above ground. But it seemed a little bit different than what was said. And so it just sort of puzzled me. I don't really have much on that, but it kind of seemed weird, and I don't know, it's a minor language thing.

And then when I look at some other things, the slats seem to invite looking inside the slats. And you do that, and I'm not sure you

come away happy with what you see. I mean, you're going to see transformers and a cement block house, small mouse house, rat -- anyway. Small animal, small building. And I don't know, I wonder if that's really what's intended to be conveyed. And oh, also I imagined there were requirements from the utility for transformers above ground, that may have something with it being above ground whether it's DPW or Eversource, it's probably all the same. And I also a little bit wonder about the noise from the generator. And now that you've told us it's gonna be 65 dBA at 23 feet and which is pretty quiet. And then that doesn't seem to account for the slats which will probably take it down a little, but I do sort of wonder how often it's expected to be running. There was a reference to power outages. In my experience what tends to

get people to the weekly tests which isn't mentioned. I don't know if there are weekly tests or what and how long they're expected to be, but that's also a minor stuff about the pump station which, again, I chanced to review mostly by I don't know -- thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

(No Response.)

H. THEODORE COHEN: If not, Board Members, questions, comments? We'll start at this end. Lou, any questions or comments?

LOUIS J. BACCI, JR.: Quite a few actually. I guess I'll start on the small piece, Parcel A. Pump station. Would it be possible to extend the pergola a little further west to create some shade over those hose bibs and seats and so forth? If this is going to be a public

garden, it would be nice to have someplace to sit in the shade while you're looking at the garden and working there and escaping the sunshine. You know, I don't know how much it has to be, and I notice you have some manholes there. So it looked like a good place to extend that slightly, make some shade there and maybe somebody could plant it.

H. THEODORE COHEN: I would suggest that we get all our comments out and then let -- and questions out and let DivCo answer them at one time rather than going back and forth.

LOUIS J. BACCI, JR.: That's fine. I have a lot of them. Okay.

Parcel W seems like a lot of paving. Almost the whole site is paved except for the little strip beside the multiuse path. Anyway to soften this up? I know we've talked -- and we

just got a memo about the planting and so forth. It needs to be softened up. It needs to attract somebody. Right now it's kind of a mundane building. It doesn't look like it's the entrance to a park. It needs something to draw your eye there. We need some color I guess.

Predominantly colors seem to be here grey for the pavement and brown for the wood, and it kind of goes throughout the project. There's no color. There's plantings. There's no flowering plants. You get the picture, right? You have a lot of like -- I'll just keep going.

Yeah, here we go again, still with the planting, possibly along that roof deck edge. It's very grey. It's very grey/green here. The paving, decomposed granite? Mostly?

MARK JOHNSON: Let me go back to that slide.

LOUIS J. BACCI, JR.: That would be on W.

MARK JOHNSON: I'll just go to the
landscape plan.

LOUIS J. BACCI, JR.: So the paving
outside of the, I guess there's a stone set
pavers along the center.

MARK JOHNSON: Yes.

JOHN HAWKINSON: Sorry, Lou, you're hard
to hear.

LOUIS J. BACCI, JR.: My mic was off. So
the rest of this is basically decomposed granite.
And you did say that was stabilized?

MARK JOHNSON: Chris.

CHRIS MATTHEWS: Yeah, in between the
building we have, we have the stone sets and then
the exposed aggregate concrete. And then on the
sidewalk we have the City of Cambridge standard
and some stone sets. The picnic grove is

decomposed granite, and then the area between the pavilion and the multiuse path has decomposed granite. So we do have, like the ground plain, yes, it's very paved but we do have, you know -- so this is under a canopy. You could argue that most of the west and the south side is under a tree canopy. I mean, they're street trees. I just think that this is gonna have just such a high level of use that we don't want little plant beds that will get trampled. And I imagine the animation and the color of the landscape will come from the operators, you know, putting their tops out during that kind of thing. It's not a, you know, this level of design. That would be for the operators to do themselves.

LOUIS J. BACCI, JR.: So if they decided not to plant anything, we wouldn't expect to see any?

CHRIS MATTHEWS: Correct.

LOUIS J. BACCI, JR.: So that's why I'm kind of pushing along the lines of some extra plantings. Some of the dividers between the walkways and the bikeways and the -- there's a lot of paving here, a lot of edges that touch, and not just around the building. We're talking about the picnic area. There's no divider between the bike lane and the picnic area, and the benches are right on the side of the bike lane. It seemed like you could do a little bit of planting along those edges to get some more eye appeal, more color in this. Everything is grey. The seat walls that you had in the picnic area seemed like they would be -- if they were double sided and used as planters and seating, it would make a better operation.

The other thing we've heard about a lot

of is this -- families. The picnic area, outside of sitting on a bench and maybe grilling, there isn't really a lot there. It looks like a great place to have something for the family to go and hang around and have the kids kind of secure there and tied it all together. I'm starting to tie it all together with the -- sounds like a good place for the public bathrooms? Possibly some kind of a spray deck or a small little area there for children so they could be watched. The bathrooms are there and it kind of goes along with the whole picnic area theme. It seems like it would make sense in that area.

MARK JOHNSON: Okay.

LOUIS J. BACCI, JR.: Curious about the railroad tie walkway, not actual railroad ties again?

CHRIS MATTHEWS: No.

LOUIS J. BACCI, JR.: I think that will do it for now.

H. THEODORE COHEN: Steve.

STEVEN COHEN: Well, on these design reviews I tend to personally focus on the big picture rather than the details. And big picture I like what you've presented a great deal.

LOUIS J. BACCI, JR.: Absolutely.

STEVEN COHEN: I think the central common looks very appealing and very textured and interesting. You know, both visually and in terms of functionality. I think the two structures in the park area, again, they're both visually and functionally interesting. I hope, I imagine that part of your desire to focus on this common area is to make the whole area and development even more interesting and enticing to the tenants and users. And if they reacted to it

the way I do, I hope and believe that you'll be successful and ultimately that's what we're about here, trying to make -- trying to attract the tenants and make North Point successful. So I congratulate you on this effort. I hope that you are successful. Which isn't to say that there are lots of details to be worked through with or without our input, but overall, you know, I like what you've done very much.

Thank you.

MARK JOHNSON: Thank you.

H. THEODORE COHEN: Catherine.

CATHERINE PRESTON CONNOLLY: This is one of those rare occasions I agree with everything that Steve just said.

STEVEN COHEN: How could that be?

CATHERINE PRESTON CONNOLLY: I know. And I don't have a whole lot else to add except I

note that at some point we will be looking at a design for the Parcel I park. And to the extent that I agree with Lou's comments that it does make sense to have, to the areas for children to play or located near the bathrooms that Heather envisioned as being particularly family friendly. That Parcel I park might be the right place considering you're thinking of bathrooms in the I parcel anyway. That would be, you know, my only suggestion, but frankly I really like what I'm seeing. I think the pavilion buildings look really attractive. I think that everything I'm seeing shows, you know, the eye visually drawn through that centerpiece to the park. So I think, you know, it's a really, we're really moving in the right direction here and it's great.

MARK JOHNSON: Thank you.

H. THEODORE COHEN: Mary.

MARY FLYNN: I definitely like the pavilion very much. I like the reference to the railroad, and I think there is a great deal of transparency. I was a little concerned about that center space because I wasn't really clear on how you were going to use it year round. I can understand the summer and spring months, but you know, hopefully there will be year round uses and there will be like Christmas market or stalls or something like that.

On that I did have -- and I'll just throw it in as I go along. I had a question on that which is the loading on the south building. We talked about a loading area on the north, but it wasn't clear to me. It seemed that it was on First Street which I thought was a little problematic, but maybe I read it wrong. So if

you could talk a little bit about that when we get there.

And also the mechanicals' screening. I said you know the tenants would be responsible for them. But, you know, I look at that building and I think where would you put your mechanicals? I don't know. So you can maybe give us a sense of where they might go.

On the landscape, I think my sense was similar to Lou's in that it's very -- well, I guess it's the very pastoral sort of. You know, it is very grey/green and peaceful in a way. And my first sense was that it was too quiet, but then the more I thought about it, at the Lechmere Canal we have a space that is very, very activated and you are going to have more activity across the way. So I think where I've landed on this is that, you know, Cambridge needs many

different types of places, and this one is fairly unique particularly in this part of the city. So while, you know, I wouldn't mind a little more color here and there, and I think you're correct that the tenants will provide some of that. I think in general it's really a very beautiful space.

The one thing I didn't understand really was the wind study, though. If I read the diagram correctly, it looked like the wind standards were exceeded almost all around the perimeter, and I wasn't sure what efforts, if any, were going to be taken to mitigate wind particularly. And it looks like the worst ones are sort of standing on First Street if I'm reading it right.

MARK JOHNSON: Yeah, just to offer a point of information actually it says the

opposite.

MARY FLYNN: Oh, okay.

MARK JOHNSON: It's very benign wind conditions all the way around.

MARY FLYNN: All right, okay. So I just misunderstood then. I thought it said the speeds needed to be less than these amounts.

DAVID CHILINSKI: The blue is what you're shooting for. When you get to some of the reds and the yellows, that earmarks trouble.

MARY FLYNN: Oh, I see. Okay. I was looking up here. I'm sorry, all right.

The numbers are just location numbers?

DAVID CHILINSKI: Correct, yes.

MARY FLYNN: I was reading them --

DAVID CHILINSKI: If you look at that graduated, the calibration by color, you'll see that we're in the most benign.

MARY FLYNN: Okay, I saw that one. Thank you, all right. I understand now.

MARK JOHNSON: We think it's very important, and we focussed on that.

MARY FLYNN: Yes, I appreciate that. I'm glad it's clear to me now.

And I love the pump station by the way. For somebody who is in the water and sewer business, I think it's a very, very creative way of handling it.

MARK JOHNSON: Thank you.

MARY FLYNN: That's all I have.

H. THEODORE COHEN: Hugh.

HUGH RUSSELL: I would like to add my points to Lou's voice. I think he's made some very important observations. You know, shading that seating, those benches just a little more will make a difference in the afternoon.

And I would agree that -- this is Building W is I think too tasteful and it's not, it needs -- and maybe that's because all the tenants inside are really tasteful in the rendering, perhaps overly tasteful, and -- but, you know, it needs some more zing and some more interest. And maybe it's just the people are wearing pastel clothing. So the suggestion that there be may be some artwork, particularly on the wall that's facing -- it's on the left side or the south side of the south building, it just needs a little more, more stuff.

You know the signage is, again, really, really tasteful. And it would be that, it would be another way -- so I think it has to be a little more interesting.

And I'd agree that strip between the path and the south building that appears to be

concrete could actually be planting. I mean, there's a door there for some service purpose and it may have interruptions. And I think that was one of Suzannah's points that you agreed to.

So in the Baldwin Park I noticed that there are now two places in the park where you can actually have bases that are -- benches that are somewhat facing each other where more than two people can sit and have a conversation. I've recently been a tenant now in Central Square. The typical benches in Central Square are paired benches facing each other. And I was walking the lengths of the square today and it was like this is an exciting place. Those benches were all in use and people were talking. And I gather there are no movable furniture plans for Baldwin Park. And I am just disappointed that it's, you know, lonely people sitting facing outward, maybe

somebody holding the hand of a kid on each side.

And it could -- I don't know you've got a concept and it just doesn't accommodate the way people like to inhabit spaces and so I'm disappointed.

On the utility building it looks like there's a like a two-by-four spanning ten feet made out of cedar and it's perfectly straight in the rendering, but if it's cedar, it won't be perfectly straight. It might even be a two-by-two. And so there's a layer of -- more layer of detail and support to that fence that -- then the posts that are way apart. And that just needs to be looked at. You've got a, you've got a, you've got to keep it crisp. You can't let those things sort of wander all over the place.

And I think Lou's suggestion with the toilet, picnic area is really spot on. Like pieces of furniture that are toilets, like a six

or eight-foot diameter thing, it's just an object. It could sort of be hidden right in the middle in a way. And if you're going to take kids there for a picnic, you really need to have that. And to walk them a block away is going to make it just more difficult.

And then I thought Lou or someone else who said if you -- there's a rendering in the picnic area right on the edge of the street. Now if you had a three-year-old, would you go there? And so maybe part of the picnic area needs a fence that will deter a three-year-old from running out into the bike path, and it could be where the actual picnic tables are. It doesn't have to be continuous, but I think from a kind of a functional point of view, it would work better and it's an opportunity to do something that's more decorative.

LOUIS J. BACCI, JR.: Right.

HUGH RUSSELL: And so in that I'm with the rest of my colleagues to say well, the basics are really very good. It's going to be a very extraordinary place and -- but I think it could be just a little better.

LOUIS J. BACCI, JR.: We're trying.

H. THEODORE COHEN: Thacher.

THACHER TIFFANY: Okay. I really agree wholeheartedly with all the previous comments. I, you know, when I see this building, I think of a lot of buildings I saw in parks in Zurich last summer. I did a lot of wandering around and looking at public spaces. And there in almost every -- and it's probably not even true, but it seemed like almost every public space there had a little building at the edge of it that had kind of a cafe/bar community space which was amazing.

And from what my friends told me that knew the history of Zurich, this was like sort of an intentional idea that kind of controlled the parks and get through the better handle of activity in the parks during like a heroin epidemic in the 80s or 90s, but they turned out to be really fantastic and useful spaces and all kinds of cool little buildings. And so I have that hope for this building. And I hope that's where you're headed. But I think some of the comments that others have made are going to really make that more possible. You know, it really does seem like the bathrooms should be more in this direction. I think where you can soften things with more plantings, it makes a lot of sense.

I was similarly worried about kind of a wind tunnel effect, you know, obviously

particularly in the winter. But, you know, your study is pretty convincing. And I'm sure you want to, you want to avoid, avoid that.

But overall I'm just hopeful. I think it's a great way to have a gateway to the park or an arrival point at the end of a park depending on which way you're coming from. If we can incorporate some of these comments that would be great.

MARK JOHNSON: Great.

H. THEODORE COHEN: Well, I nearly agree with most everything that everybody said. I really like everything. I like the Building W a lot. I mean, I agree it needs color but I'm viewing it sort of like the DR building. You know, if you had Marimekko fabric hanging inside or now there's anthropology in I guess adjoining building, I think I envision it as the occupants

will be filling up the windows. It reminds me a lot of markets that I've seen in cities all over Europe and I like the design and I like the reference back to the railroads.

You know, I guess I was pretty okay with bathrooms in Parcel I, but I think the idea of having something in the picnic grove where you're going to have charcoal grills and where people are actually going to be cooking there, makes a lot of sense. I mean, I think there's going to be need to be some sort of potable water that people can use to wash with and so it seems like a bathroom would make perfect sense right there, too.

You know, the idea of the fence along North Street by the picnic grove does make a lot of sense in terms of having kids running around. More plantings would be great. I thought there

were movable tables and chairs in Baldwin Park.

Is that correct or not correct?

MARK JOHNSON: It is our intention to have them there, although I believe in this most recent rendering we were focusing on the sand cove. We did not depict them.

H. THEODORE COHEN: Well, in your renderings there are round tables and chairs. Are those, are you showing them as fixed things or those are things that can be moved around?

MARK JOHNSON: Movable. Our intention is in Baldwin Park there would be movable tables and chairs.

HUGH RUSSELL: That would solve my concern.

H. THEODORE COHEN: Right, right, because I know that was your concern --

HUGH RUSSELL: Right.

H. THEODORE COHEN: -- last time we were here. And I understood from Suzannah actually that that was what they had addressed it, how they had addressed it.

I think that's it with all of the questions.

Lou, have your questions been answered?

LOUIS J. BACCI, JR.: I don't know if I heard a yes to --

MARK JOHNSON: I actually was -- I deliberately was holding back until all the Planning Board members had spoken. And if all the comments are received, we can actually respond to them including, Lou, your comments. Would it be appropriate for us to respond?

H. THEODORE COHEN: Yes.

MARK JOHNSON: I think the biggest category of comments is the landscaping, and I

think Suzannah touched on this and touched on this in her letter and we've agreed to it in response to her letter about making sure that east/west green connection through W is a strong one. So we are of the same mind, and I think as was pointed out, it's really about how it's executed out in the details. I think what you offered are very good. I'll let Chris speak more specifically to them. I also think the color -- there is more color in the landscape than we're depicting. Again, I'll let Chris speak to that.

CHRIS MATTHEWS: You're asking us to add more plants? I'd love to do that. I'm never gonna say no to that.

LOUIS J. BACCI, JR.: What I'm looking at is like the railroad tie walkway. Why isn't it bordered with flowers? Right? I mean, if we planted both edges, it keeps everybody in the

walkway. It creates a much more scenic walkway itself.

CHRIS MATTHEWS: Yeah, we have -- so in the --

LOUIS J. BACCI, JR.: We only have one shot to make this a really good place.

CHRIS MATTHEWS: In the ten acres over, ten acres, as we explained with the master plan, the idea is that we're trying to make as many different types of landscape as possible. Of that whole range I would say North Point Common is the most pastoral, as the quietest. The flowering in the Common at the moment is in the tree level. We have a lot of flowering trees. At the ground level it's really grass and paths and water. That was very intentional. But in and around W where we're trying to kind of amp up the activity and the excitement, I absolutely

agree with you. And that's something that we'll absolutely do, yeah.

The North Point Common right now, the Phase I of it, and this is the extension of the Phase I of it, it's really intended to be a peaceful place with the land forms and all of that. And the scale of it, the scale of the plantings, the whole thing is designed to be sort of generous and capacious even though the size of the place is only two-and-a-half acres, so I would really hesitate to like fuss it up, fuss that part of it up too much with flower beds.

LOUIS J. BACCI, JR.: Not so much beds, borders. We have a lot of walkways and abutting walkways to grass areas. And basically all of the grass areas are on slopes. There's very few flat areas in this area.

CHRIS MATTHEWS: In the common area?

LOUIS J. BACCI, JR.: Right. So usable, yes. Most people are not going to climb to the top of the hill. So those little kisses between walkway and hillside, walkway and the street, bike paths, looks like it needs a little bit divider, a little bit of something. And normally plantings are an easy way to accomplish this, some kind of a division. Like we were talking about along the picnic area, somewhere, where a child can't walk out into the, won't be easily walked out into the bike path or the road. So plants are usually are an easier way of doing this. So that's where I went with. So you being the landscape architect, I'll leave it with you. I'd like to you ring all the walkways with some kind of planted vegetative growth or something to make color in this place, but that's not my place. I guess I can't tell you what to do.

HUGH RUSSELL: I have a question about who's going to own the Common and who's going to maintain it?

H. THEODORE COHEN: All right, well, actually that, that's actually one of the issues that we have to do this evening is to determine if we agree to the subdivision of the Common into approximately two-thirds and one-third. The two-thirds will ultimately be transferred to the city. And the remaining third will remain in the hands of DivCo. But I understand that they're responsible for maintaining the entire Common. Is that correct?

MARK JOHNSON: That's correct. There is a Memorandum of agreement between the City and DivCo. And DivCo is responsible for maintaining it. DivCo is also responsible for deeding to the City a parcel which is the eastern parcel, and

that's the subdivision that hopefully your approval will allow us at some point deed that over to the City.

HUGH RUSSELL: So that makes it easier for us to say you need more things that need to be maintained.

MARK JOHNSON: Indeed it does.

H. THEODORE COHEN: Yes.

Now, Mary, you also had a question about the loading?

MARY FLYNN: Right. Yeah, the loading to the south building.

H. THEODORE COHEN: South building from First Street?

MARY FLYNN: And then mechanicals.

MARK JOHNSON: Just before we leave the landscaping, though, I want to reiterate that we may not have the answers right here and right now

as to how we would add more color. As I said in my letter, it's very important for us to have a strong east/west connection and have those landscapes. We may quibble about borders and beds and things like that, I want you to know we'll add more color, add more flowers, add more landscaping, and we would be happy to agree with that as a condition and agree to work with CDD or whoever you designate to make that happen.

And next was the loading. And I'll just go --

DAVID CHILINSKI: Actually while you're finding that, Mark, I also want to add on the layer --

IRAM FAROOQ: Could you use the microphone?

DAVID CHILINSKI: I would also add on a layer -- I'm still not doing anything.

Add on a layer of, you know, because, you know, my role in this retail, architecture, and --

HUGH RUSSELL: Since we're on the air we need this to work.

DAVID CHILINSKI: The one piece that is missing is the expression of operators in these cafes and in these restaurants. Hopefully these are great operators. You've been in their establishments. We're hoping those are the kinds of people we have here. In the seating areas you tend not to just get planting beds and not get sort of formal and very structured plantings, but you end up with, you know, potted plants, you know, planters that are part of seating areas. You know, that, you know, you can imagine, you know, given the proximity of tables and chairs and sidewalks that we're showing here, it's going

to be a little bit like Cambridge where you see on the streets and sidewalks, right, that there would be some planters and hopefully flowers and seasonal things that would be a part of that inner play of tables, chairs, outdoor seating with, you know, with public and creating a little bit of privacy at that edge where you have people walking by and people sitting. So I'll admit that, you know, we don't have those kinds of expressions here. I mean, we've been charged with building, you know, that creating the venue that these things happen in. But the layer of, you know, really good operators and what they're going to do here, I think that's where you get the slightly finer grain that -- I'm not disagreeing is missing in some of these drawings. Things like, you know, any of you have sat under tables that have colored umbrellas and, you know,

even if they're Cinzano umbrellas, but, you know, they add some life and they add some, you know, zing to the expression of it. You know, because they're not part of my work, I mean we didn't, we didn't throw them out there.

LOUIS J. BACCI, JR.: I guess partially is what I'm saying is we need to reserve some space for them, because someone is going to put tables and chairs under there and the further they go out, the less space you have for --

DAVID CHILINSKI: Yeah, I know.

MARK JOHNSON: So we would, I think in your packages there are elevations that show zones where signage and awnings and other things would occur. We didn't draw those but we thought ahead to where they will be. Awnings in the picnic grove and umbrellas of different colors is totally consistent to how we thought of it. We

would agree to all that movable furniture to animate and enliven the space.

You want to speak about loading?

MARY FLYNN: Yes.

MARK JOHNSON: So this is a plan view and it shows a lay-by here, and these buildings have four fronts. As you know, they're all kind of intensely used on all sides. Even the community path here. We would imagine that servicing would happen through this lay-by and trash would be carted to it and goods would be carted from it. So....

MARY FLYNN: Okay, so that one area serves both buildings?

MARK JOHNSON: That is correct. And this is North First Street and this is North Street. So this, that's where the lay-by is.

MARY FLYNN: Yeah, okay. Thank you.

DAVID CHILINSKI: She also had a question about mechanicals.

MARY FLYNN: And mechanicals, yeah.

MARK JOHNSON: Okay, mechanical screening. If you could repeat the question, please?

MARY FLYNN: Well, I recall reading that tenants were going to be responsible for mechanicals, and I know you worked on doing a review of how they were screened --

DAVID CHILINSKI: Yeah.

MARY FLYNN: -- but I mean given the roof type and the fact that the building is so open, I'm -- not being an architect, I can't figure out where you would put the mechanicals.

DAVID CHILINSKI: So if you look on the second floor plan, this area in the north building and this area in the south building are

actually, they're built at the second floor but there's no roof above them, so they're open to the sky. So as opposed to many buildings that put roofs over the whole thing and then put their mechanicals on top of it, the mechanicals are actually going to sit at the level of the second floor. So in terms of the image that you see, those spaces are actually where I'm putting this little, you know, the hand right there. So they actually are in a well in the building so that the equipment is actually sort of screened by the building itself. So I won't say that we won't because these are likely to be restaurants.

There will be an exhaust fan, so there's going to be one, at least one component in each. It has to get up above the roof for code purposes, which is the exhaust fan. But all the rest of it we really view, and you can see it on this one here

in this location, we've actually created these wells within the building which, you know, frankly from our standpoint is going to be a maintenance issue in the wintertime keeping them clean and clear of snow. And it's problematic to do this, we know, in this climate, but we feel like it's the right solution so that these feel like complete pavilion buildings and you don't see, you know, equipment all over the roof. So that's the strategy.

MARY FLYNN: Thank you. Well, I appreciate it. It is a very creative one. I like it. Thank you.

HUGH RUSSELL: Of course that means that that wall facing the central courtyard is a blank wall. And you can see it in this rendering.

CATHERINE PRESTON CONNOLLY: On the second floor you mean?

HUGH RUSSELL: Second floor.

DAVID CHILINSKI: Yes.

HUGH RUSSELL: I'm wondering if maybe the wall treatment inside the passthrough should be of a different character than the exterior wall. And think of rather than two buildings with this bridge in between it, think of it as one building in which there's a way to walk through the building, and that you could send that message by changing the material under that roof. And do something that would be glassier or shinier or, you know, in the case of the, that mechanical space could be, you know, a shiny artwork. Because I think that kind of dull grade cedar is sort of sucking the life out of that central part. Think of it as a, as one thing rather than two things.

H. THEODORE COHEN: It would be a perfect

area for public art or a mural or something that would be of particular interest to people walking through who -- it would actually be sort of a surprise when you walk through and suddenly, wow, where did this come from? So --

HUGH RUSSELL: That's just an idea.

MARK JOHNSON: We had until now thought of these as being almost too glassy and wanted some wall surface there, but I hear where you're coming from and wanting to really celebrate that central passage and make it an animated space. So we can certainly take that idea and employ it.

HUGH RUSSELL: I mean you're kind of stuck with the hard surfaces in the places that they're showing. It's just a question of what that surface is.

MARK JOHNSON: Yes.

H. THEODORE COHEN: So, if we've no other

questions or comments, are we prepared to move forward this evening?

STEVEN COHEN: Yes.

H. THEODORE COHEN: So one of the things we have to do when we take them in the order of agenda is the Parcel W building design review. And we had received the memo from CDD which had their comments and suggestions for ongoing issues and ongoing review, and we also received an updated letter from DivCo basically agreeing to everything in there. So I guess it would be appropriate is if we're prepared to give approval to the design of Building W, the building on Parcel W subject to the ongoing design review by CDD in accordance with their memo to us and DivCo's responses to us and the various comments we've made this evening about the materials and about, you know, enlivening the area between the

two buildings.

MARK JOHNSON: Mr. Chairman, just as a point of information, we --

IRAM FAROOQ: Mark, would you use the mic?

MARK JOHNSON: Sure.

The comments about landscaping, we totally agree with the comments about enlivening it, we agree with. The discussion about public bathrooms, we still would need to study that and I would not be prepared to agree to that as a condition of the vote tonight.

H. THEODORE COHEN: Well, I don't know that we were necessarily insisting on public bathrooms in Parcel W. We had suggested that they might be more appropriate to go in the picnic area and the Common. So I think an overall arching comment about everything we're

doing this evening is that it's all subject to ongoing design review with CDD. And certainly they can take into account the comments we've made about where public bathrooms are to be located. We understand you suggested it go on Parcel I. I think we've -- it seems appropriate to us that perhaps -- I'm not saying they shouldn't be in Parcel I, but that there should be also something in the Common and perhaps on the playground area.

ATTORNEY ANTHONY GALLUCCIO: Mr. Chair, just for purposes of not putting staff in a challenging position, there may be an opportunity at either or both retail locations to have open bathrooms. When I do licensing work, that often comes up. If you need a Special Permit or at Common Victualler? So if we could have some flexibility on that, a full bathroom with

changing facilities and so forth, would be at I. But I think there may be an opportunity at the retail to have bathroom there. And if we could just have that in play and maybe take some pressure off staff as to the other suggestions?

H. THEODORE COHEN: Well, I think the issue -- Iram, you want to speak to this. I was going to say that the issue of where the bathroom is located is something that could be discussed with staff. And if necessary, that one issue can come back to us. But....

IRAM FAROOQ: I think there could be a version where we, what we hear is the Board's desire to see bathrooms in addition to Parcel I in this zone where -- so proximate to the picnic area either on W or in the park, but essentially somewhere where people can easily reach from the picnic area. And maybe the solution is that if

you have, if you tell us to explore that with the proponent, we can look at that full range of options and try to pin down something. And if it turns out that it's infeasible, then we would bring it back to you.

H. THEODORE COHEN: Yeah, that sounds fine. I mean I was accepting the proponent's statement that the retail spaces in W were so small that it could, you know, was not really feasible to put bathrooms in there. If it is feasible and that's where it makes most sense to have them, but I think --

HUGH RUSSELL: Well, I think if they're eating establishments, they have to have bathrooms. And I think Anthony is suggesting that you might be able to utilize that in some way.

MARK JOHNSON: And I think that is an

acceptable outcome for us to have the main facilities, the changing facilities that Heather referenced on I, but have accommodation in the bathrooms that will be built as part of the retail establishments in W.

H. THEODORE COHEN: Right. But I don't want to eliminate the possibility that there might be something in the picnic area. And so I think we'd like to leave the whole discussion up to you and staff, and if necessary, staff can bring it back to us for a final approval.

HUGH RUSSELL: So what would we think about a combination hot dog stand and public bathroom in the picnic area say?

ATTORNEY ANTHONY GALLUCCIO: I'm starving. I could go for that right now.

LOUIS J. BACCI, JR.: Exactly the case. Why isn't it feasible? I don't get it.

H. THEODORE COHEN: Okay.

LOUIS J. BACCI, JR.: Also one other thing I have to say about that. The retail, this place is going to get an enormous amount of use at some point. Are these bathrooms in these retail establishments sized at all to accommodate all of this? I mean, the other problem with I is you have to cross at least one street if not two. And if you're bringing your child and you have two, and this creates a problem. That's all I was trying to think of.

H. THEODORE COHEN: Okay.

So, I guess if we could have a motion to approve the design review for the building on Parcel W subject to the comments in CDD's memorandum and DivCo's responses to it and subject to the comments that we have made this evening about looking at landscaping and

enlivening the area between the two buildings and also that the issue of bathrooms would be left open for Parcel W and for the Common and I guess would all be left open to be subject to further discussion between the proponent and staff with it come being back to this Board if it should be necessary.

CATHERINE PRESTON CONNOLLY: So moved.

H. THEODORE COHEN: And second?

STEVEN COHEN: Second.

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: It's unanimous.

Thank you.

And now we also have to determine whether we are in agreement with the proposed North Point Common modifications. And, again, we've had input from staff and their memorandum and

response from DivCo West agreeing to all of those things, and there's been ongoing comments this evening from the Board about possible, you know, additional landscaping or changes in the landscaping and it also refers back to an earlier vote about location of bathrooms.

We have a motion to approve the North Point Common modification subject to the memo response and our comments this evening?

HUGH RUSSELL: So moved.

LOUIS J. BACCI, JR.: Second.

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: Thank you.

(Unanimous Vote.)

H. THEODORE COHEN: Perhaps while we're talking about the Common, could you put up the plan that shows North Point Common 1 and 2?

MARK JOHNSON: I don't believe I have the slide of that.

H. THEODORE COHEN: I'm sorry?

MARK JOHNSON: I don't have the slide of that.

H. THEODORE COHEN: You don't have the slide of that. Okay. I think it was in the application we all received for North Point Common.

THACHER TIFFANY: Last page.

H. THEODORE COHEN: You have it there? So I guess there's a proposal to subdivide it into two parcels; North Point Common I of approximately 1.572 acres, and North Point Common II of approximately 2.502 acres. And the most recent amendment No. 6 of -- and where in the amendment we did approve the -- in concept the subdivision of the development parcel into blocks

is approved in the revised final development plan and illustrated in Exhibit A. Planning Board shall approve all setbacks of buildings and any further subdivision of blocks into smaller lots should they be proposed of the final design approval. And that amendment also provides that the public park portion of the required open space shall be secured by one or more of the following dedication to an acceptance by the City of Cambridge or other public entity easements, deed restrictions, so on and so forth.

And so by the Memorandum of Understanding, North Point Common II will be conveyed to the City.

So can I have a motion to agree to approve the subdivision of North Point Common into two parcels Common-I and Common-II.

MARY FLYNN: So moved.

STEVEN COHEN: Second.

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: Unanimous, thank you.

Now, we go to the Parcel A pump station design review. And I will point out that comment -- a question was made about the requirements of the Department of Public Works. And we did receive a memo from the Director of Engineering Services dated June 26th and in which says: Because of the size of the pump station, Massachusetts Department of Environmental Protection Regulations would require the DPW to make a daily maintenance check of the pump station. DPW will need unobstructed access to the wet well control building and generator to perform these daily checks. DPW pump station specifications require that all controls for both

the pump station and generator lie above ground in order not to trigger combined space entry safety protocols.

So I, you know, I think the proponent wanted things underground. I think we probably would all have been happy with them underground. But it looks like DPW says at least a portion of it needs to be aboveground.

So we also received comments from staff with regard to setbacks for the pump station and again, I believe DivCo has agreed to --

MARK JOHNSON: We have.

H. THEODORE COHEN: -- those setbacks.

And so could we have a motion to approve the design --

HUGH RUSSELL: Mr. Chair?

H. THEODORE COHEN: Yes.

HUGH RUSSELL: What is the ground level

at the pump station vis-a-vis the 2070 projected flood levels?

H. THEODORE COHEN: Do you know, Mr. Johnson?

MARK JOHNSON: I may rely on my engineer for that. This is Rich Kosian.

RICHARD KOSIAN: I'm Richard Kosian from Beals and Thomas. The entirety of North Point in the area of the pump station at the cul-de-sac and so forth, and along the rear edge is being raised significantly. I can't tell you the elevation numbers, but it's several feet like five to seven at least.

H. THEODORE COHEN: Does that answer your question, Hugh?

HUGH RUSSELL: Well, it seems like a facility of this importance should be protected from foreseeable flood elevations. If the DPW is

being quite aggressive about that in the western end of the city where the elevations are very low.

RICHARD KOSIAN: Yeah. So we've coordinated with DPW. In fact, we've given a grading plan to North Point to the DPW so it could be inputted into the resiliency model that Kleinfelder is preparing. So that's been coordinated with them.

H. THEODORE COHEN: I mean the only thing I could add to that, again, is in the letter from DPW stating the applicant has been closely coordinating the design of the pump station with the Cambridge Department of Public Works, MWRA, and the City of Somerville for the last several months. Once construction is completed, it will be accepted by the City and maintained by the DPW. The pump station is being designed to meet

all City of Cambridge specifications for sanitary sewerage pumping facilities.

IRAM FAROOQ: Mr. Chair?

H. THEODORE COHEN: Yes.

IRAM FAROOQ: I don't actually know the flood levels, Hugh, but what I do know is that DPW has now -- that stringency that you're talking about is not just in the western part of the city. Those standards are extending across the board to any construction of any sort to make sure that we are above flood elevations.

HUGH RUSSELL: Okay. Well, I just again would ask our staff to --

IRAM FAROOQ: We can look at that.

HUGH RUSSELL: -- to find out what the numbers are and make sure that this hasn't been overlooked.

IRAM FAROOQ: Yes.

H. THEODORE COHEN: Okay.

So could we have a motion to approve the pump station design subject to ongoing staff review in accordance with their memorandum and DivCo's response? And I would say in accordance with the requirements of DPW. And that as part of that ongoing review, they would determine that it's appropriately located above the floodplain elevation that is Envision --

IRAM FAROOQ: 2070.

H. THEODORE COHEN: -- for 2070.

STEVEN COHEN: I'd make that motion with the comment and observation that the horizontal boards are an invitation to kids to climb. Merely an observation.

H. THEODORE COHEN: Is there a --

CATHERINE PRESTON CONNOLLY: I'll second everything except for the comment.

H. THEODORE COHEN: All right. Any further comments?

(No Response.)

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: It's unanimous.

And the last piece is the Baldwin Park design updates. However, we have already approved Baldwin Park design in a previous hearing and this was informational to provide us with the comments that the developer -- proponent has in addressing our previous comments. So I don't think we need to take any action on that.

Thank you very much.

MARK JOHNSON: Thank you very much.

Thank you all.

H. THEODORE COHEN: For going through all of this.

And I think we have nothing further in front of us this evening so we are adjourned.

Thank you all.

(Whereupon, at 8:30 p.m., the
Planning Board Adjourned.)

* * * * *

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BRISTOL, SS.**

I, Catherine Lawson Zelinski, a Certified Shorthand Reporter, the undersigned Notary Public, certify:

That the hearing herein before set forth is a true and accurate record of the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st of July, 2017.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
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My Commission Expires:
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