

PLANNING BOARD
FOR THE CITY OF CAMBRIDGE
GENERAL HEARING

Tuesday, July 11, 2017

6:35 p.m.

in

Second Floor Meeting Room
344 Broadway
Cambridge, Massachusetts

H. Theodore Cohen, Chair
Hugh Russell, Member
Tom Sieniewicz, Member
Mary Flynn, Member
Steven Cohen, Member
Louis J. Bacci, Jr., Member
Thacher Tiffany, Associate Member

Community Development Staff:

Liza Paden
Jeff Roberts
Suzannah Bigolin
Swaathi Joseph

REPORTERS, INC.
CAPTURING THE OFFICIAL RECORD
617.786.7783/617.639.0396
www.reportersinc.com

I N D E X

PAGE

GENERAL BUSINESS

Update from the Community
Development Department 3

Adoption of Planning Board meeting transcripts 5

Board of Zoning Appeal

8 Brattle Street

The Planning Board will review the Board of Zoning Appeal Special Permit application for Fast Order Food at 8 Brattle Street by &pizza pursuant to Section 10.50 Repetitive Petitions to determine if specific and material changes in the conditions are found in the application. 5

General Business

PB#179 North point- 101

- * Intersection Alignment
- * Reparcelization of Q1, Q2, and R
- * Redistribution of Gross Floor Area
- * Parcel "Q1" Building Design Review

Public comment will be taken during these design reviews.

Keyword Index

PROCEEDINGS

* * * * *

H. THEODORE COHEN: Good evening, everyone. Welcome to the July 11th meeting of the Planning Board.

We'll start with the update from the Community Development Department. Jeff.

JEFF ROBERTS: Thanks, Mr. Chair. Iram's away in India, but I'm sure is watching this.

We're starting a series of five weeks in a row with Planning Board. As always, we tend to be fairly busy. Tonight's meeting we have some design review cases which you'll be getting to.

Next week's meeting we have scheduled some additional design review cases including the Building 3 in the MIT SoMa project, one the Planning Board has seen before, coming back with some revisions. We also have one of the

buildings that is in the First Street PUD assemblage across the street from the Galleria that will be coming forward. And we have some updates on some other projects.

On July 25th we have the first public hearing on the MIT Zoning Petition for the Volpe area. That will have its public hearing for a public hearing at the Ordinance Committee on August 2nd. That's the Wednesday of the following week. And the week before the Planning Board meeting, we're scheduled to have another meeting of the Volpe Working Group which is a group that Hugh has been a member of along with a number of community stakeholders discussing City's goals and priorities for that development. And so we're taking an opportunity to touch base with that group before the hearings take place.

So there will be more on that in the

future.

There's meetings then going into August. We expect EF will be back with their second public hearing, they're here for their final development plan and probably some more design review. So stay tuned.

H. THEODORE COHEN: Thank you.

Liza, are there any transcripts?

LIZA PADEN: No.

H. THEODORE COHEN: Okay.

So then we have a Board of Zoning Appeal matter with regard to 8 Brattle Street. This is an application for a repetitive petition for a fast order food at 8 Brattle Street by &pizza. The BZA turned down that request for a Special Permit and the repetitive petition has been requested. That comes under Chapter 40A Section 16 and Section 10.50 of the Zoning Ordinance

which sets forth an entire procedure.

In general a petition that's been acted unfavorably upon by the BZA or the Planning Board cannot be brought back within two years unless, and there are three conditions:

Four members of the Board of Appeals or five members of the Planning Board, depending on which Board took the original action, vote that there are specific and material changes in the conditions upon which the previous unfavorable action was based and describes such changes in the record of its proceedings.

Since we were not the Board that acted on the request for a Special Permit, that does not apply to us this evening, but does apply to the BZA if it goes further.

The second condition is, all but one of the members of the Planning Board consents

thereto.

And the third is that notice of the proceeding is given on the reconsideration.

So this evening we have the issue of whether all but one of the Planning Board members consent to the repetitive petition. If we consent to the repetitive petition, it then will go to the BZA where they will have to make a determination and make findings about whether there are specific and material changes in the conditions. If they do make that finding, then they will have a hearing on the requested Special Permit.

So we are not making a decision this evening on the Special Permit, the merits of the Special Permit. What we are asked to do is to determine whether we consent to the matter going forward.

I have reviewed the law with regard to this matter, and the issue of the Planning Board consent has only been addressed in a couple of cases. And based upon that, Donald Schmidt of the state has in his zoning manual says: At the public meeting, it is assumed that the Planning Board would consider whether the Appellant or Petitioner has submitted sufficient information that could lead to a finding that there had been a specific and material change in the conditions upon which the previous unfavorable action was based.

As I review that, I think we're sort of in the position of a Grand Jury determining whether there is enough evidence or matter to go forward to a trial. And I think our determination is whether there were sufficient changes that this should go forward to the BZA

for them to make the final determination whether it -- there have been sufficient changes.

This is a public meeting, it is not a public hearing. So I think the first thing the Board has to determine is whether we wish to hear from the Petitioner and also whether we wish to hear from the public.

STEVEN COHEN: Ted, could I first ask a procedural question?

H. THEODORE COHEN: Sure.

STEVEN COHEN: You outlined the sort of relatively narrow technical requirements of it, but if we do make that finding, do we also make a recommendation on the merits to the BZA today?

H. THEODORE COHEN: I don't believe so. I think it's simply a question whether we consent to it going forward to them.

STEVEN COHEN: Does it come back to us

later -- when it goes to the BZA, are they making a final decision on the merits or do they just make the technical finding and they have a subsequent --

H. THEODORE COHEN: They have a twofold procedure:

One is to make the determination that there have been significant and material changes.

And then if they do determine that, then they would go forward and have a hearing on the merits. I understand that the BZA has scheduled both matters for the same day. If they get over the first hump, they have the hearing. If they don't, that would terminate the matter from them.

STEVEN COHEN: Ordinarily if it were just going to the BZA on the merits, it would come to us first for -- or we could exercise our, you know, right to express an opinion or make a

recommendation on the merits?

H. THEODORE COHEN: I would imagine we could. I don't recall this matter coming before us on the -- previously this spring.

LOUIS J. BACCI, JR.: No.

H. THEODORE COHEN: I don't know -- well, you know, we do look at their agenda. So if there was an application for a Special Permit, as is our practice, somebody could have asked to review it here. I don't think any of us did at that time. So that is where we are procedurally. And I mean, Board Members, we have received numerous e-mails from people. So, you know, I think all we've received really from the Applicant is a brief letter and some plans, and I think it might make sense to hear from the Applicant to get greater detail about what they are proposing. Why don't we do that and then we

can determine whether we want to open it up to further comments.

So if the Petitioner would come forward.

ATTORNEY MICHAEL FORD: Where would you like us?

H. THEODORE COHEN: If you would please stand there and put the microphone on. I would ask, you know, that you specifically address the issue of what are the specific and material changes and the conditions upon which the unfavorable action was taken since that is really what we need to address in making a determination.

ATTORNEY MICHAEL FORD: All right. Well, thank you for having us. My name is Michael Ford representing &pizza and Milk Bar. With me is the CEO, the head of this brainchild is Michael Lastoria. And then just to my immediate left is

Louis Carter the architect on the project.

And as you articulated just before, we're asking for the -- that you find that we can have what's known as repetitive petition. And to go through the elements, are there specific and material changes in the conditions upon which the previous unfavorable action was based? So it's sort of structured in this presentation for you. We're taking the reasons for the denials, which the Zoning Board would have to do, and show you how we've made those changes. And we believe that what we've proposed is such a -- it's a radical change and it gives you something that, you know, quite simply put, doesn't exist anywhere in the City of Cambridge.

There is limited case law on it, as you well know. One of the lead cases -- had to go back as far as 1981 is the Rainey versus The

Board of Appeals. If -- it's always supposed that if an application disclosed a project materially different than the one first introduced, the repetitive petition bar would not stand in the way.

Second point that I would raise from that case is where a part of the proposal is substituted for something different, you have that specific and material change.

And the third point from that case I would put there is that where all the changes result in a proposal that address the underlying reasons cited in the original denial, you have that specific and material change.

You know, the original, the original submission it was looking to do, pizza. We thought, you know, an artisan pizza shop in about 1800 square feet was gonna result in about 30

percent takeout people ordering the pizza, dining in or leaving with such. It was a pizza only. It had a total black and white design, aluminum material, and it was one storefront that was spanning the -- essentially gave the look of one storefront spanning the entire, the entire area.

The conditions upon which the previous unfavorable action were based can really be broken out into two prongs:

The first one is this presumption or the Board's finding that they didn't think there was a need for pizza.

The second is the design. And for lack of a better word, I think the starkness. There was an opinion or view that there was a starkness in design. And what we've done is proposed two changes by way of the operations and by way of the design which are those specific and material

changes.

So what do we have? You have the &pizza, and what we're doing is partnering, having Michael partner with Christina Tosi to provide &pizza and Milk Bar. And I have just to show you what -- in sort of what the theme is with Michael and Christina, what this is is it's introducing Milk Bar which simply does not exist let alone not in Cambridge, but in Massachusetts.

What is Milk Bar? It's one of the exciting bakeries in the country as quoted by the Bon Appetite Magazine. It creates not just, you know, bakery items, but it creates -- and what's being shown to you is this unique menu. I'll just hit upon a few. One, the so-called cereal milk ice cream. Ice cream that's supposed to taste just like the bottom of your cereal bowl when you're done.

Compost cookies, which I know Michael will touch upon.

H. THEODORE COHEN: Excuse me. Could I interrupt you for just a minute?

Jeff, Liza, we're not broadcasting this this evening?

LIZA PADEN: There's no presentation that's why that television screen is not on.

H. THEODORE COHEN: Okay.

LIZA PADEN: But the recording is broadcasting.

H. THEODORE COHEN: Okay, the recording --

LIZA PADEN: This is only if there's a presentation on that screen.

H. THEODORE COHEN: Okay, fine, thank you.

And, Mr. Ford, I didn't mention when we

started that I hope you would keep your presentation to 20 minutes.

ATTORNEY MICHAEL FORD: We will keep it brief. We will keep it under the 20-minute mark.

Compost cookies, crack pie, and unusual sought after desserts that have actually gotten national recognition. And what we're doing here by way of the operation is we're combining two. It's not just combining two, the &pizza and the milk. And these two, these two companies form a synergy where you come in there and have your delicious artisan pizza, you eat at one of the two communal tables or all of the seating that's being proposed and the patio, and it's an operational change. The business model is transformed into primary, primarily sit down. We're applying for the takeout because we believe that it will slightly exceed that 20 percent

mark. But you have now a large amount of space being replaced with Milk Bar, a completely different food, a dessert, completing the whole dining experience. And as I let off at the very beginning, there is nothing like the &pizza and Milk Bar concept to be found in Cambridge.

I want to move to the -- quickly move to the second prong, the design, what had been, you know, commented on as stark. I'm just gonna hit it really, really quickly. Michael's gonna hit a little bit more in detail. The design, how is it materially -- specifically and materially different?

The sign has been split to provide the appearance of two small storefronts. This is, this has been something that was commented on.

The awning, parts of the awning have been eliminated.

The trellis, eliminated.

The coloring and the lettering now have color. That was one of the things to have the inclusion of color.

The using of different materials. It was an aluminum use, whereas now you're gonna have a wood storefront use. But we would suggest a very, more than just a specific and material change, a significant, significant change.

And so with both of those, those items, the grounds for the ultimate denial, we've gone back to the drawing board. Michael's listened to the community, listened to the Board, and given -- given you this proposal.

I will just also -- before I go to any of the other boards, I'll let Michael touch upon a little bit more about the Milk concept and how this is a, this is totally a radical change.

MICHAEL LASTORIA: Yeah, thank you, everyone, for having me. I, you know, I think the talking points really for me are just about ever since day one we've done our best to listen to the, you know, the broader Cambridge community and, you know, to hear everyone out on what would make for the right sort of tenant or cotenancy in that space. And all along we've been, you know, ears wide open and listening and making modifications along the way. I think some of the initial changes that we made were, you know, the use of patio umbrellas instead of just a specific awning.

Going through multiple design iterations to really try to make the building, the architecture building the star of the show.

Thinking, you know, through different, you know, exterior signs that we felt like would

be, you know, wildly appropriate that would get people excited. And this latest change is, you know, how do we do something -- because the broader sort of conversation was around we don't want it to just be pizza because there's enough pizza in Cambridge. And so, you know, what I wanted to do was bring in, you know, a co-tenant that I felt like would get people really excited, somebody that wasn't necessarily in Boston, but had an incredible following both nationwide. You know, Christina's on TV often working with kids and really sort of teaching them, you know, what she's been able to do with other chefs and have them sort of groom them to become chefs. But a brand that I think is really complementary to pizza. You know, what better than pizza than to have really sort of funky dessert option that has things that people really haven't had before.

And so I kind of always thought about Milk Bar as being sort of the dessert version of &pizza.

Because if you ever been to an &pizza, we are a very different type of pizzeria. Every single one of our shops is designed differently. We do a ton of community outreach. We've been outspoken advocates of the \$15 minimum wage. I was just on the Hill six weeks ago introducing the Raise the Wage Act with Senator Pelosi and Senator Sanders and Senator Schumer. So we've always kind of relished in, you know, doing right by the communities that we serve and being a really good neighborhood partner. And what we're trying to do today is show that we want to continue to be a great neighborhood partner. We want to listen. We want to make the appropriate modifications that get people excited about what we're bringing to Cambridge and add value and

create a concept that we also feel like has true staying power. You know, we're not coming here because we're excited about, you know, being here for five or ten years. We'd love to anchor ourselves in the community and be a staple and be resistant, you know, to any economic downturns and really be able to provide people the fun that comes along with, you know, a different type of a pizza shop and the energy and a different type of a bakery that provides desserts that get, you know, everybody from people who have lived in the area for the last 30 plus years to those that are at, you know, the college and the university, you know, that could come here and have a lot of fun with the concept.

So I think, you know, visually you can see that, you know, what would happen, you know, on the interior as well as the exterior is very

different than what we last presented. You know, Milk Bar is its own brand. You know, they have, like I said, a very broad, nationwide following. They've been looking to come to Boston for sometime, and they're really excited about entering into Boston, into Cambridge. And then having that partnership with &pizza, but also remember this is a co-tenancy, right? So they will sign a lease the same way that we have a lease. You know, they will need to uphold that lease and so it's not about necessarily just hey, &pizza putting a little bakery into our pizza shop, it's about there is an &pizza and distinctively different there's also a Milk Bar. What that means is there are two separate tenants occupying a space, and that really creates that sort of break that we felt like, you know, the neighbors were asking for in terms of it not just

being, you know, one tenant but actually having that sort of more boutique retail look and feel which I know is more important to the community at large. So those are some of the things that we felt like were very important.

I also thought that in terms of driving, more dine-in business, you know, having a tenant that does provide something complementary and something that you can eat after you eat pizza. Or if you, you know, have the sweet tooth, eat dessert first and eat pizza thereafter. But the ability to get more people to stay inside and to dine in, I think that increases exponentially as a result of having more options, you know, sort of under one umbrella despite being, you know, two different storefronts and two separate concepts.

So that's, you know, those are sort of

the broad talking points. But I want everyone to know that, you know, conceptually on the exterior renderings, you know, this is our best foot forward for a place in time, and we always remain open, you know, to the Cambridge community, you know, to you all in terms of any changes that you feel like would be appropriate to even better serve the neighborhood and get people more excited about this feeling like a multi-concept instead of one single concept. So know that we care deeply, we listen, we're passionate, because we really feel like this will work. This is not the first time, you know, that &pizza has opened up a restaurant, and we think long and hard about, again, what will make us a really good community partner? How can we give back? And how can we listen time and time again to make sure that we have true staying power, which I

think matters importantly in restaurant and retail so you don't see that turnover and people get used to seeing certain things and coming there for certain things. I think that's been a challenge kind of broadly speaking in the neighborhoods and in the communities which is that constant churn which isn't helpful. So coming up with something we felt would get people really excited and that would drive people to dine in more, and, again, you know, provide a very complementary offering.

Thank you, guys. I don't know if you have anything more to say on that.

ATTORNEY MICHAEL FORD: Just very briefly if you could just go to the floor plan. There was additional changes made to the whole layout. And as Michael presented to you, although you have these two distinct businesses, they come

together as with the -- and this was also as a result of listening to, you know, what the community wanted, into one communal sitting.

Because it's -- even though you have these two separate, these companies, they all come together and form something better by being together.

I'd also just point out with respect to specific and material changes, implicit in these changes by having this turn into a more of a dine-in experience, that too also affects any concerns with, you know, that was raised, traffic or parking. It was one of the things raised that we would have of course a significant policing effort internally to make sure that, that this was never an issue. But by making that change of this concept of having it be dine-in, that has the direct effect on any potential perceived increase in traffic.

And with that, we ask you to -- we ask for that vote that you find that there was a specific and material change.

As to the conditions that were the basis of the denial, we think that we've met that -- we hope that we have done that. And if this proceeds, we can really provide just a great, great concept to the City of Cambridge. And we thank you for your time.

H. THEODORE COHEN: Thank you.

MICHAEL LASTORIA: Thank you, everybody.

H. THEODORE COHEN: Board Members, do you have questions for the petitioner?

Mary.

MARY FLYNN: You talked about how the new concept will promote more in-store dining. Could you review the before and after seating plan? Because my understanding is that you're actually

reducing the number of in-store seats.

ATTORNEY MICHAEL FORD: Well, actually, we don't have the one there, but there has been an increase to exterior patio seats. I don't know if you want to touch upon that.

LOUIS CARTER: There is I believe a four seat increase for the exterior --

HUGH RUSSELL: The answer is yes, they have reduced the seats.

LOUIS CARTER: -- but the interior hasn't been reduced.

MICHAEL LASTORIA: I think, yeah, the answer to that is in a typical &pizza, if you're coming in just for a pie, there's a better chance that you will, right, takeout than dine in. We have more dine-in guests than we have takeout guests, but there's a better chance that if we offer something complementary in addition to

that, that people are going to stay. Because if you have the chance to go one side, you know, call up the space and get a pizza and then go to the other side and get a dessert, I mean oftentimes people don't necessarily take out dessert. Especially with this concept there's also a lot of dine-in. So the idea would be that combination will yield a significantly higher dine-in regardless of whether or not there's a couple less seats in the interior and a couple more seats on the exterior. I think overall you'll see more bodies and more density inside the space.

ATTORNEY MICHAEL FORD: And part and parcel of the design is that this was -- in making the configurations by the design team that this would be the sufficient number of seats to support this concept.

MICHAEL LASTORIA: And I think that, you know, I think the BZA objection that's really focussed around the fact that it was, you know, the use was pizza only. And also the exterior design or the design direction, those were the two points that we responded to. One thing that we didn't do is go back and say, okay, how can we get more seats? Because that's entirely possible. It was more focussed around, okay, leaving, you know, everything kind of as is. How do we address bringing in a co-tenant and a partner in addition to providing an exterior that was funky, that was fresh, that had color, because that was one thing that we heard over and over again as well, which is, you know, Cambridge has this artistic roots and we, you know, call ourselves artists as well. You know, making art and the like, we design every shop differently,

but those were the two things that we really wanted to focus our time and attention on. But if the ask is hey, put more seats in, we can certainly find a way to do that. It's very easy for us to manipulate the back of the house and our serve line to accommodate easily six, eight, ten more seats if that's -- if that's what we need to do, we would be happy to do that.

MARY FLYNN: Thank you.

H. THEODORE COHEN: Hugh.

HUGH RUSSELL: So how many times did you appear before the Zoning Board?

ATTORNEY MICHAEL FORD: For the actual presentation?

HUGH RUSSELL: Did you have more than one meeting with the Zoning Board?

ATTORNEY MICHAEL FORD: There had been appearances before. I only appeared --

LOUIS CARTER: There was only one presentation.

ATTORNEY MICHAEL FORD: There was only one full presentation. Because there had been -- there were changes and developments that were ongoing as a result of getting things in realtime, but ultimately there was the one presentation.

HUGH RUSSELL: I don't understand that, either. Did you -- they have public meetings, you come to a public meeting. How many different public meetings did you come to?

ATTORNEY MICHAEL FORD: There were continuance requests as the redesign was happening, but there was only one -- if I'm understanding your question correctly.

HUGH RUSSELL: No, you're not understanding my question. Because the

impression I'm getting here --

MICHAEL LASTORIA: Yeah, I can --

HUGH RUSSELL: Excuse me, I'm talking.

My impression is that you met a number of times with the Zoning Board, that the design evolved as a result of those conversations, and at one meeting, the final meeting, they took a vote. And so I'm curious, it seems to me that most of the changes that you're talking about were actually discussed with the Zoning Board along the way.

MICHAEL LASTORIA: Yeah, I can answer that.

HUGH RUSSELL: And so that, I want to know what's new? What is it that the Zoning Board has never seen before?

MICHAEL LASTORIA: So before it was just &pizza. So we've intro -- I mean --

HUGH RUSSELL: But you --

MICHAEL LASTORIA: If you think about one restaurant --

HUGH RUSSELL: But I understand from the record --

MICHAEL LASTORIA: -- now you're going to see two restaurants.

HUGH RUSSELL: I understand from the record you discussed the Milk Bar concept at the Zoning Board.

ATTORNEY MICHAEL FORD: I think it was taken out of context. I did see an e-mail earlier, and we sort of taken it back and went right to the transcript. And Mr. Murphy, Drew Murphy was -- is it was later in the, in the hearing, had talked about how there have been developments at different restaurants. And it was very -- taken out of context. One thing that

they are developing a partnership with Milk Bar. What was being referred to there is they had had in other stores, and I'll let Michael explain more --

MICHAEL LASTORIA: Yeah, the --

ATTORNEY MICHAEL FORD: A small portion, nothing like this.

MICHAEL LASTORIA: So we sell a Milk Bar cookie in our &pizza shops. And that's what Drew was referring to just in terms of having more than pizza, that we actually have a cookie. I think what's new is I think that when I take a step back, it was one restaurant and now we're introducing two.

And the second is a bakery, which is very different than an &pizza. And so now instead of one &pizza, you have an &pizza concept and you have an entirely new concept, separate economic

model, separate ownership structure, & pizza has no ownership in Milk Bar. It's completely different. It's now saying, okay, I know that --

HUGH RUSSELL: Okay, I think you're just making -- you're re-arguing your case which I'm not asking you to re-argue your case. I'm trying to understand what's new. And, you know, it sounds like most of the architectural changes were there before, and it sounds to me like you sort of floated this possibility but it wasn't worked out, it wasn't flushed out, it wasn't, it wasn't a proposal. It was simply an option that something that might happen or had happened someplace else. So to me that would say that it didn't -- they haven't seen the Milk Bar concept before. They've, they've seen the pizza. They probably seen all the architectural changes pretty much. So it really comes down to is this

a material change?

MICHAEL LASTORIA: Do you want me to chime in? I guess from my perspective that --

HUGH RUSSELL: I was talking to my colleagues actually.

MICHAEL LASTORIA: Sorry, I couldn't tell.

H. THEODORE COHEN: Do Board Members have other questions or comments?

STEVEN COHEN: Just -- no questions, discussion?

H. THEODORE COHEN: Go. Did you have a question?

STEVEN COHEN: No. I'm waiting for discussion.

MARY FLYNN: Go ahead. I've already asked one.

TOM SIENIEWICZ: I just have some simple

questions. So now there's two retail establishments. Is the retail suite different in dimension than what the Zoning Board saw or it's the same plan but just with different --

MICHAEL LASTORIA: We carved out space for the second concept.

TOM SIENIEWICZ: But did you expand, did you expand the lease area that you shared with the Zoning Board?

MICHAEL LASTORIA: The lease area is the same.

TOM SIENIEWICZ: Exactly the same?

MICHAEL LASTORIA: It's going to be two leases instead of one.

TOM SIENIEWICZ: It's the same address. And you're still seeking a Special Permit for fast food at that address, right?

MICHAEL LASTORIA: That's correct, yeah.

TOM SIENIEWICZ: Okay.

That's all the questions I guess I need to ask right now.

Thank you.

H. THEODORE COHEN: Well, I would like to follow up on that, and I don't know the answer. So if you have two leases, are you going to need two Special Permits? I mean, is this now going to be two fast food establishments that happen to be in the same space?

Mr. Ford, have you investigated that?

ATTORNEY MICHAEL FORD: The way that we understand it is the -- the owner of the building allows for the actual application, and the applicant is the -- is the one, is the one entity. And so the two; it's our understanding --

H. THEODORE COHEN: The one entity being

the owner of the building?

ATTORNEY MICHAEL FORD: The one entity being the actual -- and help me, Drew, the name of the actual entity. IMA Pizza, LLC being the actual applicant. So that's why --

H. THEODORE COHEN: So then is Milk Bar subleasing from that entity?

ATTORNEY MICHAEL FORD: I can speak -- do you want to speak to that briefly?

ANDREW MURPHY: They are -- Andrew Murphy of &pizza. They, the landlord and the tenant that we've been working with, Milk Bar, are open to working it out with us on both sides. We thought it was, it made a lot of sense to come before yourselves and make sure that you were comfortable with what we're proposing.

MARY FLYNN: Yeah, I think I'm still confused about the issue that the tenant is

raising. I mean, is the Milk Bar use -- does it require a Special Permit for that use? I mean, if you have separate leases, it would seem to me that you have to have two permits if they're fast food permits.

ATTORNEY MICHAEL FORD: There's one lease with the owner. The IMA & pizza, LLC and then the operating agreement with -- when Michael speaks of the separate leases, what he's talking about is the two companies having the vested interest and liability. And this would be some -- as far as from a transactional standpoint, this is really more of what he's ref -- and not a lawyer, the operating agreement between the, between the two for this one operation and the premises.

STEVEN COHEN: Excuse me, Counselor, you're really making this much more complicated than it has to be. If there's one entity leasing

the space from the landlord, that's the case.

ATTORNEY MICHAEL FORD: That's it.

STEVEN COHEN: Okay, that's all you have to say. You know? And your internal arrangements are not a matter of legal interest to this Board.

LOUIS J. BACCI, JR.: I guess I have one question to clarify again. On your last presentation to the BZA, was the Milk Bakery included in your presentation?

MICHAEL LASTORIA: No.

ATTORNEY MICHAEL FORD: No.

STEVEN COHEN: If I could also do a follow-up just to clarify. I mean, the architectural changes in the storefront, you noted a few changes in the signage and the awnings and this and that, was that presented to the ZBA and part of their decision, or is that

something new which has been developed since the time of their decision? Just a yes or no would be adequate.

ATTORNEY MICHAEL FORD: No.

MICHAEL LASTORIA: No.

ATTORNEY MICHAEL FORD: Yes.

MICHAEL LASTORIA: The only prior -- so it's all new. The only prior was just &pizza, one logo, one concept.

STEVEN COHEN: Gotcha, okay.

Thank you.

MARY FLYNN: If I may follow up on that. So from what I've seen in the packet, and please correct me if I'm wrong, the real design changes are simply that you've added color and the word "milk"?

MICHAEL LASTORIA: Yeah. We've added a new concept.

LOUIS CARTER: Color --

MARY FLYNN: In terms of design. I'm just talking about design.

LOUIS CARTER: The color and the texture of the awnings -- of the umbrellas, the color on the awning, the signage, as well as the material change for the storefront changing from the stark aluminum to the wood.

MARY FLYNN: Okay, thank you.

H. THEODORE COHEN: Can I go back to the breakdown between what you anticipate, what you anticipated originally between dining in and taking out, and what you envision it now, especially in light of the congestion issue that the BZA was talking about?

MICHAEL LASTORIA: Yeah, I mean generally speaking there's a sort of 65/35 split in that we see at most &pizzas.

H. THEODORE COHEN: 65 dine-in?

MICHAEL LASTORIA: For dine-in, yeah. 35 percent for takeout. And I believe that we have that on record, correct?

ATTORNEY MICHAEL FORD: Yes.

ANDREW MURPHY: Yes.

MICHAEL LASTORIA: And, you know, my expectation of this partnership is that you're probably seeing, you know, something around, you know, 75 to 85 percent dine-in. But, again, that's, that's just a prediction. You know, given, you know, my experience in the industry.

H. THEODORE COHEN: Board Members, do we have other questions now?

Do we wish to hear from the public? Do we feel that we have sufficient information?

TOM SIENIEWICZ: I'd probably, like other Board Members, I did read all of the

correspondence that was forwarded to us by the secretary. I feel like I got enough flavor for what the community feels about this.

STEVEN COHEN: Agreed.

HUGH RUSSELL: They don't seem to be consistent though. The communications we got presented quite a different picture than the presenters are giving us.

STEVEN COHEN: But one, you know, whether it's consistent or not, it seems that the issue being presented to us, at least in the first instance, before we get to the merits, is a purely technical question and a matter of our judgment on the matter that's being presented to the Board. And I think frankly on this narrow issue, the input of the public will not contribute to the matter.

H. THEODORE COHEN: So do we have

consensus to just continue amongst ourselves?

MARY FLYNN: Yes.

STEVEN COHEN: Yes.

H. THEODORE COHEN: Yes, okay.

All right.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

Point of information, Mr. Chair?

How does public input at this stage differ from public input that you expect and follow on a regular basis? I missed that point.

H. THEODORE COHEN: This is not a public hearing. When there are public hearings, and those are by statute or by Ordinance, then the public has the right to speak and we let them speak until they're concluded.

At a public meeting, which this is, it's primarily a discussion among the board members, although we have on occasion allowed the public

to speak at those times. Other than that, the public simply observes our discussion. We are in a public meeting. Should we choose to let the public speak, we can, but we're not obligated to do that. Please....

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

One more point of clarification?

H. THEODORE COHEN: Yes.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

If we hear something that's materially factually different than what is recorded in the BZA minutes, then is that something of interest to the Planning Board?

H. THEODORE COHEN: We were provided with the minutes. I know I've read them. And I believe some of the Board Members, if all of the Board Members have read them.

UNIDENTIFIED MEMBERS FROM THE AUDIENCE:

All 85 pages? Okay.

H. THEODORE COHEN: So, I think it was more than 85 pages. On my computer it was 152 pages.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

(Inaudible).

H. THEODORE COHEN: Yes, I've read it all. Yes.

JAMES WILLIAMSON: May I say something?

I do not feel, you know, if I really, really strongly felt there was something I wanted to say, I would ask to speak, but I want to make an observation, which is, you don't normally hear from the public necessarily. It seems to me that you did allow, you were quite generous in allowing time from the applicant, and there could be an argument made that under those circumstances it might be reasonable were there

people from the public who felt strongly about saying something briefly, that that might be allowed. I'm happy not to speak other than to make that observation.

H. THEODORE COHEN: All right. I will ask the Board again, do we wish to hear from the public at all or are we content with what we have heard so far on the communications we've received?

STEVEN COHEN: Mr. Chair, the threshold question is simply have there been any sufficient changes to warrant a second hearing before the ZBA?

H. THEODORE COHEN: Yes.

STEVEN COHEN: We're not addressing the merits?

H. THEODORE COHEN: We're not addressing the merits. We won't be addressing the merits.

STEVEN COHEN: So I mean I think this Board in general and I, too, always welcome input from the public on most matters, but this is a very narrow, factual, technical question, and I don't think we need to hear from the public on this matter.

H. THEODORE COHEN: Okay.

Is there an agreement on that point of view?

TOM SIENIEWICZ: Yes.

H. THEODORE COHEN: Hugh, says no.

HUGH RUSSELL: I'm, you know, I'm willing to consent to the majority view.

MARY FLYNN: Well, I would be open to hearing from the public if the comments are specific to something at the BZA that -- from the BZA hearing that would indicate that there is not a material change. I did read through them. I

didn't see anything. But if somebody thinks that there is something, I would be open to that. But I think it does need to be focussed on what is the material or not the material change, not anything beyond that.

H. THEODORE COHEN: Well, I'm willing to go along with that. I mean other Board Members?

All right. We will hear very briefly from the public and addressing simply the question of whether there has been material and specific changes from the presentation that was made before.

Is there anyone who would like to speak and address those issues? Please come forward and state your name and the address and spell your name if it's anything over than Jane Doe. And we ask -- generally we ask that you speak for no more than three minutes. We will ask today no

more than two minutes. And please, we are only interested in the specific issue of whether there are specific and material changes.

CAROLINE JAMES: Hi. I'm Caroline James and I am a resident of Somerville. 114R Beacon Street, Somerville Massachusetts, 02143. And I'm scrolling through the 500 pages trying to find the quote in the BZA minutes, but there's a very specific question that someone asked was Milk Bar mentioned in the presentation in the 4/27 presentation? And yes, it was mentioned. On page 37. It's a little difficult to find the exact quote. I had read it. But it mentions Milk Bar and that this is a collaboration. And then at their July, you know, they had a June -- late June/July opening in New York City in the Flat Iron District and they're having cereal and Milk Bar. So the combination of them mentioning

it for a good moment, you can see in the index it says Milk and then -- it's page 37. I'm sorry under short notice I couldn't get the exact quote, but it's easy enough to call up.

H. THEODORE COHEN: Yes, Mr. Murphy stated: We're partnering with a group that many people may have heard of, David Chang Momofuko has a group called Milk Bar. It's a dessert orientation. We are now partnering with them to have a dessert program. We've been asked to serve breakfast pizza here, and then it goes on.

I believe that is the only reference as I recall to Milk Bar in the transcript.

CAROLINE JAMES: Correct, yeah. And that's just when they said no, it's just different than mentioned.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

JAMES WILLIAMSON: Well, sorry, now that you're willing to take comment. There is one --

H. THEODORE COHEN: Now you wish to speak when five minutes ago you didn't.

JAMES WILLIAMSON: Yes. Well, because I thought that, you know, you were doing a pretty good job of asking the right questions. But there was something that I thought I might say had you not held off on public comment. It's not gonna be about what is already in the letter that I sent and pointing out -- and I get the claim that's being made about Milk Bar. What I would -- the observation I want to make is the following:

It seems like all along in this process, and some of your questions have picked up on this, there's been a kind of looseness about the

proposal. It's been what about this? Well, how about if we did that? And, you know, on the one hand there's an interest in having some flexibility from a proponent, but at some point the proponent has to come up with what they're actually proposing so that people can look at it and make decisions about it. And it seems to me that if you look at this, today's presentation and it was last night at the Harvard Advisory Committee, there are actual inaccuracies which were pointed out last night. The seating 16 outside but in the chart it has the number 14. So there are some discrepancies. I attribute that to just, you know, a kind of, you know, sloppiness or whatever. But the key point that I want to make is the various iterations, with awnings, without awnings, with umbrellas, without umbrellas. It seems all along there have been

multiple iterations, kind of like you go to the paint store well, which pallet, you know, here are the choices you have for paint colors. Which one do you want? So I don't really think that any of this is substantially different, either the concept or the design, and I look forward to your deliberation.

Thank you.

H. THEODORE COHEN: All right, thank you.

Is there anyone else who wishes to speak?

FRANCIS DONOVAN: I'll be brief. Francis Donovan, 42 Irving Street on the one million dollar left side than Julia Childs.

I would only comment on the oddness of this procedure. Given that the revisitation hinges on a decision made by a different body, for this igos (sic) board to be put in the position of deciding whether that body has a

chance to reconsider, seems to me a bit odd. And if I were on this Board, I would, I would lean heavily toward finding erring on the side of generosity so as to not block the opportunity of this obviously hardworking enterprise to get back to where they have to be to get approval.

Because if you approve it, they could still be denied. If you deny it here, they never get a chance. That's not the way Cambridge usually operates.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

(No Response.)

H. THEODORE COHEN: None appearing, then Board Members, it's back to us.

And the question is whether we feel there is, from my point of view, whether we feel there

is sufficient, specific, and material changes in the conditions so that we can consent for it to go to the BZA for them to make a final determination on the issue and to make specific findings in their decision. And then if they do find there are changes, to proceed with a repetitive petition.

TOM SIENIEWICZ: So, for this Board Member I've come to this hearing thinking okay, why do we have this section of the Ordinance? And the -- I sat on the Zoning Board for ten years and I've only been on this Board for four, but it's essentially to respect the public and respect the community in a process so that they don't feel they have to come out and restate their position repeatedly. That they get a break. Every two years they may have to come out and express a strong opinion about a particular

piece of real estate. And so that for me, there's a really important reason why this section of the Ordinance on repetitive petitions exists.

I'm all for fair play. We're all for fair play. We work extremely hard to be fair and judicious at this Board and as does the Zoning Board. And so when I look at this application, and I read and prepared the materials as best I could, listened as intently as I could, I don't see the way in which this is materially different. It's still a fast food application. It's still the same address. It's still materially the same dimensions. The objections that the Zoning Board were issues of traffic that having a dessert there isn't going to address specifically. So that the changes that have been put forward, and I appreciate the energy and the

articulate description of those changes, to my mind, don't address the very issues that the Zoning Board articulates in its decision as the reason for its objection. So I don't see how this is materially different. That's my opinion. But I think it hinges on why we have this section and the profound sense of fair play for the community, for the Boards, and for applicants.

H. THEODORE COHEN: Well, Tom, I think you correctly described the rationale for the moratorium on repetitive petition. In large measure it's to prevent the Boards and the public from having to hear and respond to the same petition time after time after time, but it has the safety valve going into it that if there are specific and material changes, then it could come back within the two-year period. And that's where we are.

Any other comments?

MARY FLYNN: I tend to agree with Tom. I don't see anything that's really significantly different. I think, you know, the design has been tweaked a little bit, but the design is not going to affect, you know, the major issue of the traffic. It still is fast food. Don't get me wrong, I think, you know, looking as a citizen and not as a Planning Board member, you know, it sounds like a very interesting concept and I'm sure you'll be very successful in Harvard Square. But as a Planning Board member trying to think about what the decision should be based on the very narrow definition of what we're deciding, I just, I don't feel that I could say that I see anything that is a material change.

MICHAEL LASTORIA: May I say something?

STEVEN COHEN: Well, I --

LOUIS J. BACCI, JR.: Go ahead.

STEVEN COHEN: You want to go first? Go.

LOUIS J. BACCI, JR.: I guess I'm still trying to get some clarification on this, because we keep on going back and forth to rendition to rendition to rendition. The history here is kind of cloudy. We asked if this was the presentation given to the BZA? You said no. But then someone else says that it was the exact, and then there are minutes in the transcripts that does mention this. So if you can do anything to clarify this and give us a little timeline --

MICHAEL LASTORIA: Sure.

LOUIS J. BACCI, JR.: -- because this does not make sense.

MICHAEL LASTORIA: So what the public is referring to is at the last BZA, what Drew was mentioning was a partnership that &pizza was

starting with Milk Bar. That partnership consisted of us selling a cereal milk cream soda cookie and a cereal milk cream soda soda, which does exist in &pizza. But one cookie and one soda and that's the partnership that he was mentioning as we were expanding our dessert portfolio.

In New York I'd be happy to show you guys a rendering of what that looks like in response to the public. It is a little jar, right? Very un-visible that houses cookies that really has no mention of Milk Bar. That's the extent of the partnership.

That partnership gave us the idea when the BZA said, hey listen, guys, respect what you're doing, but the two things that we need to address are this being pizza use only and the stark sort of black and white or what we call

design direction on the exterior. So in hearing that, when I found out about the BZA vote, which I believe was four to three? In our favor, but that doesn't -- and pardon my ignorance in the process. I'm learning this for the first time as well. It's -- going back to and saying, hey, Christina -- my first phone call was to Christina saying, hey, I have a situation where the BZA and the community is looking for a sort of multiuse concept that includes more than just a pizza shop. And I know that given your sort of wild pink and white and funky brand, I think the Cambridge community would be really interested in having an &pizza and a Milk Bar. And so fast forward to today, you know, I was able to convince her -- I know she's spoken at Harvard. She's wanted to come to Boston, you know, to take a piece of this real estate, in either the form

of a sublease through &pizza, which is why we're only applying for one fast food exemption, you know, sit before you all today and say, you know, we've worked really hard. You know, we now have 22 pizza shops. I've been doing this for five years. I've put my entire life into this. I wanted to be in Boston for two and a half years. And, you know, Drew Murphy our head of development found this amazing piece of real estate that just got us really excited. And I think some of the wishy-washiness that you've referred to is that we want to fit in.

ANDREW MURPHY: But that I think -- excuse me, I think that's what you're asking. Why has it changed? James knows this. There have been many requests for us to come and do presentations, and we started with the design. And I actually met with James in a conference

room. He had some great ideas. We changed the design.

We had another meeting that Mrs. Billay (phonetic) asked us to attend. Michael Lastoria flew up, we changed the design. So it wasn't just random design changes. And, James, you know that. We were asked to make specific ongoing distinctive changes. And we did that. I think that's more of what you're asking.

MICHAEL LASTORIA: And I guess the point of it is that, I think it's very rare, you know, as, you know, somebody as a small business owner to be as flexible as we have been in terms of -- like we have dealt with this many times in different communities and neighborhoods, you know, throughout the 22 restaurants that we have. And every single time, and part of the reason why every pizza shop is designed differently, because

we actually do listen to the community and we do take their input very seriously. And sometimes maybe that appears as wishy-washy, but that's just us trying to be a good neighbor. And we have built a tremendous amount of good will as a company.

H. THEODORE COHEN: Okay, I think we've heard enough.

MICHAEL LASTORIA: I'm sorry, I'm very passionate. I want to be --

H. THEODORE COHEN: I understand that, but we have a very limited function here.

MICHAEL LASTORIA: Thank you all for consideration.

H. THEODORE COHEN: Lou, are you clearer now?

LOUIS J. BACCI, JR.: Very little clearer, because this was mentioned in the

transcripts but they are still saying that this was not part of their presentation. That they were only referring to selling the cookies as a -- and cakes as an after -- as a dessert, not another establishment as a bakery in the building.

ANDREW MURPHY: 100 percent.

H. THEODORE COHEN: All right, Steve.

STEVEN COHEN: So the whole thing is a little bit curious to me right from the start as to why the application was denied, and I'm not intimately familiar with the jurisdiction of the ZBA on such matters, but if they have jurisdiction over the appearance of the facade on such matters, well, we have staff in this city, and whenever we have such design sort of issues, we work with staff and we come up with something which is acceptable to staff. I'm not sure that

they have the jurisdiction to make the determination that we already have too many pizza shops here. But if they do, this isn't any longer, if it ever was, an ordinary pizza shop. It's a shop with multiple uses, and I don't think there's anything quite like that in the city. And they certainly do have jurisdiction over traffic issues I would imagine, but -- and I'm only speaking from sort of common sense ordinary experience, that a shop of this nature, in this location, while it may be that some portion of the business is takeout, that takeout business is very unlikely to be an SUV driving up and stopping in front of the store in this location. It's probably a walkout and somebody walking to their home near the site. As I understand, this is all not on the substance.

H. THEODORE COHEN: Right.

STEVEN COHEN: I affect my thinking, and given that again I'm not intimately familiar with their jurisdiction, but given a bit of my questioning of not skepticism on the merits of the decision, I would certainly tend to err on the side of giving the BZA another opportunity to take a look at that matter. And given that perspective, I do think that there has been enough changes here. Even if there had been a passing reference to Milk Bar, and the applicant here says there was a reference, but the nature of that relationship with Milk Bar, the nature and the extent of the Milk Bar use in the store has changed significantly, I think that's more than enough to justify a material change and to justify a second look at the matter.

The exterior appearance, yeah, there have been some changes, minor changes. Again, I don't

know what the ZBA's jurisdiction was.

H. THEODORE COHEN: Why don't I go into that. All right?

STEVEN COHEN: But be that as it may, just on the use alone, I think given what seems to me the sketchiness of the decision on substance, I think the ZBA should have the opportunity to take another look. And obviously if the ZBA doesn't want to do so, I'm sure they can find a way to dispose of this matter very quickly and efficiently. But I don't think that we should preclude the applicant and the ZBA from having another look with these changed circumstances.

H. THEODORE COHEN: All right, to answer some of your questions. In addition to the requirements of Section 10.43 with regard to Special Permits, specifically with regard to fast

order food establishments in Section 11.30, the BZA is to address the following requirements:

The operation of the establishment shall not create traffic problems, reduce available parking, threaten public safety in the streets, encourage or produce double parking.

The physical design, including color and use of materials of the establishment, shall be compatible with and sensitive to the visual and physical characteristics of other buildings, public spaces, and the uses in the particular location.

The establishment fulfills a need for such service in the neighborhood or in the city.

And then it goes on and on about the types of materials it will use and that it's being handicapped accessible, etcetera. But very specifically they have to address traffic and

congestion problems, the design, and whether there is a need for such service.

STEVEN COHEN: Yeah.

LOUIS J. BACCI, JR.: Mr. Chair.

STEVEN COHEN: Can I just respond since you're addressing many of my points?

H. THEODORE COHEN: Yes.

STEVEN COHEN: First of all on design, as I said, if this were presented to the Planning Board on design matters, if we have an issue with it, we ordinarily work through the design or we send the applicant back to work with staff to resolve design issues. To simply say I don't like the design, come back in two years, is not an approach that this Board would ever encourage.

The traffic. They clearly have jurisdiction. And, again, I have not read the entire transcript, but I would be surprised if

the transcript supported a finding that there would be a great deal of vehicular traffic.

H. THEODORE COHEN: There was a lot of testimony about that.

STEVEN COHEN: Vehicular?

H. THEODORE COHEN: Yes, about people double parking right in that intersection which I think no one would do, but there was a lot of debate about that.

HUGH RUSSELL: The loading zone that's --

H. THEODORE COHEN: Pardon me?

HUGH RUSSELL: They use a loading zone that's 100 feet from it.

H. THEODORE COHEN: Anyway.

LOUIS J. BACCI, JR.: Could you pull up the reasons for denial?

TOM SIENIEWICZ: Do you have the transcript?

H. THEODORE COHEN: Do you have it handy?

MARY FLYNN: Yeah.

H. THEODORE COHEN: All right. This is the conclusion of the BZA's decision. And the vote was five in favor and two opposed, but they needed four --

LIZA PADEN: No, three and two.

H. THEODORE COHEN: I'm sorry, three and two, yes. Of the five members, there were three and two.

The Chair then stated that the requested Special Permit to operate a fast food -- fast order food establishment was not granted because the petitioner had not demonstrated that its proposed establishment would fulfill the need for the petitioner's food offerings in the Harvard Square neighborhood.

He stated there were five fast order food

establishments offering pizza within a short walking distance of the petitioner's proposed establishment at Harvard Square. And that the Harvard Square neighborhood had numerous other fast food establishments.

He stated that demonstrating that there was such a need that the petitioner's proposed establishment would fulfill in the Harvard Square neighborhood was a requirement for the granting of a fast food establishment.

I'm skipping ahead.

He stated that the petitioner's proposed establishment did not satisfy Section 10.43.b of the Ordinance, because it would cause, given the nature of the business and the location, congestion and a substantial change in established neighborhood character.

He stated that the proposed use would

impair the integrity of the iconic Harvard Square district where a balance of businesses, particularly fast food order food establishments was essential to the square.

He stated that the petitioner failed to satisfy Article 11, Section 11.31.b of the Ordinance requiring that the physical design, including color and use of materials of the establishment, be compatible with and sensitive to the visual and physical characteristics of other buildings, the public spaces, and uses in the particular location.

LOUIS J. BACCI, JR.: Thank you.

STEVEN COHEN: So I take it the ZBA would be more satisfied with another bank in this location?

LOUIS J. BACCI, JR.: That's what's going to go there.

H. THEODORE COHEN: Well, I'll jump in there. I mean from a planning perspective, you know, we have lots of vacancies in Harvard Square and we've been grappling with retail issues throughout. And it seems the only things that are successful are restaurants and bars and that there certainly are enough, more than enough banks in Harvard Square. And, no, I would not like to see a bank in that location. But that goes to the merits.

LOUIS J. BACCI, JR.: I know.

H. THEODORE COHEN: And that's not what we're here for.

So we are here to determine whether there is enough change that we say, okay, BZA, you go forward and you make a determination whether there's enough change, and, you know, then if you do, then have another public hearing on it and

decide what you're going to decide. So from the planning hack of us in the Planning Board I can agree that there's a lot, a lot of good reasons why this might be great or something else there might be great, might be better. That there are a lot of things that would be worse, but that's not what we're called upon to do today. And so we really have to focus on is there enough change to say, BZA, go forward and take it up?

And as I understand it, you're saying yes, there is enough, that the concept from a pizzeria that's sold cookies and a milk shake is different from a two entity concept?

STEVEN COHEN: And even if it's a close call, and I think many of us would view it a close call, in a close call, I would err on the side of an applicant to having the opportunity to make their case. You know, and perhaps we feel

differently if the consequence is a two-year delay here weren't so strict and onerous. But that being the case, I think the applicant should be able to make their case. I think there's a substantial difference in the additional use. Use is the center of everything that we do here. And this use I believe is a substantial change.

H. THEODORE COHEN: Hugh.

HUGH RUSSELL: So I can't disagree with my colleagues here, but I'm -- you know, I have to say I was trying to calculate the total number of pizzas I've bought in Harvard Square. I had an office across the street from your proposed location for 43 years, and for the last decade or so I've said, okay, I will not have pizza more than once a week. But I always had two slices. So that sort of corresponds to one full pizza a month, and that for 43 years that's a lot of --

it's 500 or 600 pizzas. And so, you know, I used to go to Pinocchio a lot. But, you know, it's pretty heavy pizza. And so if you wanted something a little bit lighter, I would go to Upper Crust. Or if I was walking in in that direction going passed them, they're called something else now.

THACHER TIFFANY: Just Crust.

HUGH RUSSELL: Just Crust. A great name. For some reason I would pick up the pizza special at Uno's, but Uno's is gone. When I went to Bertucci's, I tended not to like their pizza. And then there's a Crazy Dough Pizza up in the garage.

H. THEODORE COHEN: That's gone.

HUGH RUSSELL: And that's gone. And I didn't -- haven't been there in many, many years, but in the early days it was quite good pizza.

So, and they're all different. And so the idea that you could have another pizza shop when three of them are gone and the pizza could be different and be every meal, you know, I mean in a way you could -- I could have pizza every day and have different pizza every day with five shops.

So that's why I find it difficult to understand the thinking of the Zoning Board. And I -- so that's sort of one train of thought.

It seems like the process at the Zoning Board didn't go very well. And I think in general the Zoning Board isn't very good at doing shifting -- design review and shifting proposals. And we're pretty good at it. But you know why we're pretty good at it? It's the Suzannah Bigolin and Jeff Roberts and Liza Paden. And there's a tremendous amount of communication at

the staff level and the proponent level to try to really sit down and work these issues through.

And so that would make me more want to send it back to the Zoning Board and give them a shot to see if the two people who voted against it -- of course it will be a different crew, which, you know, probably, because they have, you know, I think a total of something like ten members and five of which sit on a case, so you could just like, you could statistically not get the guy who voted against you.

TOM SIENIEWICZ: Yeah.

HUGH RUSSELL: But that doesn't seem like it's a good policy. But I think -- so is there a material change? Well, I think almost everything that's being talked about is a change of something that was talked about in some way before, but now it's all been pulled together

into what is a pretty coherent proposal. It's fixed the sign problems probably. It's fixed these storefront issues. It's providing some additional kinds of food, which I don't frankly think is terribly important, but I think if it's important to the Zoning Board -- so there's, I think it's now a pretty much more specific clear act than should the Zoning Board have the right to decide if they want to take it up or not? I'm kind of leaning to say yes, they should. But it's, as Lou said, it's a very fuzzy situation.

LOUIS J. BACCI, JR.: Yes.

HUGH RUSSELL: So, you know, I'm not -- that's why I'm leaning right now, because I think the process didn't work very well to get the best outcome, and maybe going at it again will get a good outcome.

STEVEN COHEN: Maybe we can lend some of

our staff.

H. THEODORE COHEN: Well, since you've talked about your pizza consumption, I will admit to having been to a Milk Bar. It is fun, especially if you're probably under the age of ten.

You know, I think it's a very close question. And when I was reading the transcript, I kept wondering why didn't they just continue it and have it --

LOUIS J. BACCI, JR.: Exactly.

H. THEODORE COHEN: -- have been more discussion with staff or whoever they use and have it come back?

HUGH RUSSELL: They don't really have staff.

STEVEN COHEN: That's the problem.

H. THEODORE COHEN: Well, I don't know

what the --

ANDREW MURPHY: I literally went on the record saying it would be so nice if we had a malleable process. I mentioned it that night. I'm sorry to interfere, but the way you all do it is how many other municipalities do it.

H. THEODORE COHEN: And although I think my recollection is they did continue the Smith Center rather than denying it. They continued it and let Harvard come back with --

HUGH RUSSELL: And I think they continued this case more than once.

LIZA PADEN: Yes.

MARY FLYNN: There were three dates.

H. THEODORE COHEN: Right, but I don't know that they actually heard it other than, because there was a lot of discussion about when the plans were submitted. But in any event,

I'm -- you know, I am tending to go along with Steve, that there is enough of a change to say let them take it up and they can either decide they want to hear it or not.

HUGH RUSSELL: Right.

H. THEODORE COHEN: And because if we say no, that kills it. And I do understand, you know, what Tom said, that the public has been required to come back here tonight. They will be required to go back to the BZA at least once if they do it all in one night or twice if they split it up. But, you know, it is a pretty prominent location in Harvard Square that I think should have the best possible outcome. And if that means, you know, imposing upon the public to a certain extent to get that best possible outcome, so be it. And, you know, the Board might say no, you know. They might say we can't

get over the issue of fast food there. We can't get over the possibility of congestion, and we don't think there's been sufficient issues to change it.

TOM SIENIEWICZ: I was in the square a couple weeks ago and saw the corner and it's vacant and I was like, wow, you know, this isn't a good outcome.

H. THEODORE COHEN: Right.

TOM SIENIEWICZ: Because it is, I mean this point you're making about it being 100 percent corner in our city to have it just sitting there like that is really destructive for civic life, for visitors to the square, and for long-time residents that have lived here 34 years. So, and I don't want to second guess. It is the ZBA's right I guess to determine how many pizza places should be in the square. I think

there's almost an infinite capacity myself, but I'm with you, Hugh. And I don't know how that's determined. I do know that famously one member of that Board doesn't like pizza, then so maybe attend on a night when he's not sitting. But so, I'm inclined to, because of the special nature of this site, to look at this again.

I was initially, as you can tell from my statements, not finding a material change, but I think given the, now that the description of the process and my understanding of the way the tenancy might work, the subtenancy might work, just don't lead with the pizza, it's got to be different.

ATTORNEY MICHAEL FORD: Right.

TOM SIENIEWICZ: And I think you should get more certainty in your business model about how much traffic is going in and out. You know,

your stand doesn't reassure, there's not a planner here to tell me that it's 25 percent or 15 percent or five percent, I don't know. You've got to pin that down and say, yeah, it's going to be 19 percent so I don't need a Special Permit or it's going to be 25. So I'm inclined to let the Zoning Board make their own determination about that. I think there's significant reasons and change in the climate at the very least around this issue that they should look at it again.

H. THEODORE COHEN: Thacher, do you wish to comment?

THACHER TIFFANY: I thought for a minute there I was going to have to be involved in some kind of tie breaker. I'm glad, I'm glad that didn't happen and I appreciate the very thoughtful discussion. I think everything has been said. And I think Steve said it best, it's

a really tough decision that's right on the edge of material and we should err on the side of permission to let the BZA make the decision.

H. THEODORE COHEN: Lou, do you have anything further?

LOUIS J. BACCI, JR.: Ditto.

H. THEODORE COHEN: Okay. Well, then, could I have a motion to consent to -- a motion that we find there are sufficient, specific, and material changes in the conditions upon which the previous unfavorable action was based to consent to it proceeding to the Zoning Board of Appeals for them to make that determination and proceed as they choose?

STEVEN COHEN: So moved.

H. THEODORE COHEN: And second?

MARY FLYNN: Wait, I have a procedural question in terms of voting. What -- how does an

abstention play into the final outcome?

H. THEODORE COHEN: I think that would probably be viewed as a negative. But the Ordinance says all must, all but one must consent.

MARY FLYNN: Okay.

H. THEODORE COHEN: So an abstention I think would be viewed as something other than consent.

MARY FLYNN: Okay.

H. THEODORE COHEN: All those in favor of the motion?

(Show of hands.)

H. THEODORE COHEN: All those opposed?

(No Response.)

H. THEODORE COHEN: It is unanimous. So good luck at the BZA.

MICHAEL LASTORIA: Thank you all.

H. THEODORE COHEN: Go to the BZA and state your position.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:
Point of clarification, what is this thing that is called a cookie?

H. THEODORE COHEN: Ask the gentleman outside. We will take --

STEVEN COHEN: Mr. Chair, could I just make two quick comments:

No. 1, this policy was designed to avoid wasting the time of the administrative bodies such as ours.

H. THEODORE COHEN: Right.

STEVEN COHEN: It took us an hour and a half to decide to send it to the ZBA.

My only second point is to the extent that the ZBA is providing design review of such matters, it really seems that somehow or another

the ZBA should have the benefit of some staff support. Not in our jurisdiction to hire or assign staff, but I really think the point should be raised. It seems inappropriate in this city for a Board to make important design-oriented decisions like this without the benefit of staff.

H. THEODORE COHEN: Jeff, could you take that up with Iram when she returns?

JEFF ROBERTS: I could certainly do that. I could also make another suggestion because there was a question earlier on this about how this plays into the Board's general purview to review BZA cases, and I'm not very familiar with this case, but just in terms of other cases, the Planning Board will often review and make some comment on the merits of the case. And given the occupation of the Board with this more specific

question, the Board hasn't really had a chance to do that. The Board could consider making a communication to the BZA simply stating that opinion, that they might benefit from either having the Planning Board weigh in on some of the design or other issues or communicate to the BZA that the BZA may consult with the staff. It wouldn't be our practice to butt into the BZA's business unless they made some kind of request.

H. THEODORE COHEN: Right. My understanding is that they requested that we review the antenna cases, and I think even perhaps the sign cases, but we have of recent months or years reviewed what's on their agenda and asked Liza to present that information to us at a meeting so we could transmit information to the BZA if we show chose. So, you know, Steve, when this gets on the agenda for the BZA, you

might want to request that it come before us again for us to take a look at it again.

STEVEN COHEN: Yeah, look there are many technical ways to do it, but to the extent that the design review is a critical part of ZBA's function on any particular case, it seems they have resources to do it as well as this city should be providing in such a matters and I think we can do better.

LOUIS J. BACCI, JR.: If you read throughout the materials, these people made a lot of changes along the way.

JOHN HAWKINSON: Could you speak up?

LOUIS J. BACCI, JR.: And I think that's what they got tied up in here.

H. THEODORE COHEN: All right. We have another big matter to go forward with so let's take a five minute break.

STEVEN COHEN: Even bigger than the pizza shop?

H. THEODORE COHEN: Well, look at all those buildings.

LOUIS J. BACCI, JR.: One at time.

(A short recess was taken.)

H. THEODORE COHEN: Okay, we are back in session and this is a general business session with regard to Planning Board case No. 179 North Point where I guess there are four aspects, five aspects that we are here to discuss and give design review of.

It's intersection alignment and I guess discussion about postponing certain traffic improvements.

Reparcelization of parcels Q1, Q2, and R.

A redistribution of gross floor area.

And a building design review on parcel

Q1.

This is a public meeting, but pursuant to the decision in case No. 179 public comment will be taken on the design review aspect.

Would you like to start?

MARK JOHNSON: Thank you, Chairman Cohen and members of the Planning Board, thank you for --

JOHN HAWKINSON: Pardon me, is the mic on?

MARK JOHNSON: The mic is on.

Thank you. Chairman Cohen, Members of the Board, thank you for hearing us this evening. 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, Darren Baird of

Goulston and Storrs, and John Rappoport of DivCo West.

We were also before you on June 27th at which time you granted approvals for North Point Common, Parcel W, and the pump station. We heard your comments about public toilets and landscaping and other topics, and we will present to you in a future meeting, we will be incorporating these comments into the design and addressing them.

In addition to an update on our progress, including your recent property acquisition by DivCo West from the MBTA, tonight we're here to discuss four new topics: The reparcelization of Parcels Q and R, a Minor Amendment to reallocate GFA on Q1, the Qq design review, and the Minor Amendment for traffic mitigation.

Before we begin I also want to thank city

staff, particularly Community Development for their help on the design on Q1, and Traffic, Parking and Transportation for their work on the traffic amendment. We're glad we're able to incorporate their comments into what you'll see this evening.

You can see in this photo construction is underway on the road and utility network that the Planning Board approved and also on Parcel JK, which is seen here in this perimeter. And even since you saw this photo two weeks ago, we've made progress.

We've also made progress through a property acquisition. As you recall, DivCo West is a party to a land exchange agreement with MBTA that has spanned over a decade and covers many issues. One of the provisions was that it called for the MBTA to sell Parcels Q, R, and V to DivCo

West after the Green Line Extension project was completed and the new Lechmere Station was constructed. DivCo West recently accelerated the purchase of Parcels Q and R in a way that gives North Point a new front door, a new presence on Monsignor O'Brien Highway, and a new street access on North First Street.

This is the view today standing on Monsignor O'Brien Highway looking north and North First Street. It shows the start of North First Street construction consistent with the Master Plan road layout that the Planning Board approved nearly a year ago. And North First Street will be completed by the end of this calendar year.

This is a slide from the Master Plan presentation of a year ago showing the vision for North First Street as the entrance to North Point

from Monsignor O'Brien Highway. We're excited that this acquisition enables us to create North First Street gateway to the center of the site, and we believe that the activation of the retail and open space at the core of the site is what is needed to show potential commercial tenants that North Point is moving forward.

Like the JK lab building and the W retail building, DivCo West will build the Q1 building that's the subject of tonight's hearing on spec before there are any leases.

The QR parcels were originally thought to be the last parcels to be developed, and now we are making the Q1 parcel one of the first. If we had waited for the long delayed Green Line Extension project to be completed before building Q1, it would be many years before we had a vibrant retail core.

Now I'll speak specifically to the issue of Q1 reparcelization.

This is an image of the parcel boundaries as they existed before the purchase of Q and R. You can see here the sawtooth property line between DivCo West and the MBTA. And this is the location of the existing parking lot which currently blocks views into the site and it also blocks access into the site.

This slide shows the land north of Monsignor O'Brien Highway that DivCo West purchased from the MBTA. And this purchase enables DivCo West to building North First Street from Monsignor O'Brien Highway. So this is the parcel that is purchased.

In addition to providing you with financial resources, the acquisition leaves the MBTA with all the land they need to build the

Green Line Extension. So this purchase in no way precludes or blocks the construction of the Green Line, in fact it helps.

With this acquisition we're asking the Planning Board for the approval of new parcel boundaries for Q and R which will allow for a new subdivision plan. This slide shows the subdivision plan as it exists today before the acquisition. And this slide shows the proposed parcel subdivisions after the acquisition. The new parcel lines will erase the existing sawtooth geometry and allow us to right size the Q1 parcel for a retail building that will strengthen the retail core of North Point. The new parcel lines do not change the already approved street layout.

The parcels result in approximately 40 feet between Q1 and Q2 buildings. So in this vicinity. It will also leave space for a plaza

between Q1 and the new Lechmere Station. So that will be in this vicinity.

DivCo West has agreed to design, construct, and maintain these plazas. And we will be returning to the Planning Board for design review for these plazas after the MBTA completes the design for the new Lechmere Station. This concludes the portion of the presentation on the reparcelization. And I'll speak briefly about the Minor Amendment to reallocate GFA.

With a new regularized and slightly larger Q1 site, we're asking the Planning Board to approve a Minor Amendment to increase the GFA on Q1 from 14,000 to 17,675 square feet, and we're taking the long view of this. Even though as proving difficult to attract retail tenants to North Point, and that would in some sense argue

for having less retail, instead we want a larger retail footprint of Q1 closest to the Lechmere Station. This will allow us to strengthen the retail core of the project at North First Street and the gateway to North Point.

And with that I'll turn it over to David who will then talk about the -- David and Chris will talk about the Q1 design review.

DAVID CHILINSKI: Hello. David Chilinski with Prellwitz Chilinski Associates. We're going to spend a few minutes talking about the design of this building here along the entry here, along First Street.

The location is across the street from Parcel W which we recently reviewed with you at the corner of North Point Boulevard and North First Street, and this indicates the previous configuration, a little tortured by that -- the

original sawtooth configuration of land. This plan illustrates the much more regular rectangular building shape which is made possible by expanding the site as Mark described. It's obviously a very prominent location at the gateway to North Point which drives the design solution that we'll show you today. As I mentioned at the corner of North Point Boulevard and North First Street, it's important -- is also it's important to its proximity to the new Lechmere T Station.

The two-story building transparent east facade engages the public realm along North First Street and North Point Boulevard and turns the corner to create a visual connection to the MBTA station.

We studied a number of precedents from around the country for inspiration for this

gateway structure. A unique aspect of this location directly across from the T station creates an opportunity for community engagement. We have earmarked a portion of the south facade facing the Station Plaza with a solid area depicted here that presents an opportunity for wayfinding, a neighborhood directory, potential transit screen, or a canvas for public art.

This is a view of the building along North First Street with Building I off to the right and Station Plaza leading off to the left. The building along this facade is 40 feet tall along North First Street and then steps down to 35 feet along Station Plaza and the North Point Boulevard. It has 20 feet to the second floor which we feel provides a great space that can be used either by a single merchant or by multiple tenants. The transparency here is accomplished

with predominantly aluminum glass facade within a metal structural framework. And this upper level facade includes a series of louvers that will screen future mechanical equipment which we see being located in this area. Or not. This really doesn't like me. It's me. It's not me, it's you. Yeah. In this location here.

We've articulated the structure, which I showed you just a moment ago, to provide a series of opportunities for merchant identities with areas for signage and awnings that will bring color and life to the facade. The tenant entries are expected to be at either end of this transparent element. We've also shown a location along First Street as well. Also in this view is the North Station -- is the Station Plaza we've illustrated with the potential transit screen and the community engagement wall. And we also

anticipate that depending on a the particular retailer they will want to spill outside and use the visibility along North First Street for display and activity. Chris will spend a little more detail of that and explain some of the dimensions of how that will work.

The ground floor plan is essentially a 78 by 120-foot rectangle. It has a glass facade along North First Street which turns the corners on to North Point Boulevard and Station Plaza. And you can see we've located doors in this location here and here and here along North First Street. I can tell you that the actual location along these storefronts will be somewhat tenant driven. I mean these are placeholders. It's our best guess. It's 8,000 square feet during the leasing process. There will be some, you know, work back and forth. So these may shift at some

point, you know, during the leasing process.

You'll notice we also have an office lobby located along North Point Boulevard. And this is adjacent to the loading area with a good relationship to the 8,000 square feet. With the 20-foot height and the 8,000 square feet, we think this represents our best option for a future market at North Point when the population of workers and residents will make that kind of a use viable.

The second floor plan is approximately 9,500 square feet. It has two fire stairs and an elevator located to facilitate use by either a single tenant or multiple businesses and it has a regular expression of glass along the entire perimeter. And you can figure that out yourself because I don't seem to be having much luck.

The exterior materials vocabulary, and we

have a materials board which we can pass around for a better look, is essentially similar to what we looked at on Building W where we're balancing the dark grey composite metal panels and the aluminum and glass door front with a warm color and texture of stained cedar siding.

This is a view looking across North Point Boulevard with Building I to the right and the multiuse path in the foreground. In the distance you can see the new elevated Lechmere T Station. We've created specifically a tall glass corner expression at the second floor which reaches up to the 40-foot height at the corner, and this will have fabulous views looking down the common. As you move along North Point Boulevard to the right, you can see the office entry with the lobby where we have a small canopy and the office address.

As you can see, we expect merchant identity elements such as signage and awnings and visual merchandising to animate the building, adding a layer of color and energy to the somewhat neutral building structure.

I'm now going to turn this over to Chris and he'll explain the landscape and the site around building on Q.

CHRIS MATTHEWS: Chris Matthews with Michael van Valkenburgh Associates, landscape architects.

This is the site plan showing the establishment of the streetscape on North First Street and North Point Boulevard to the east and north of the building. The streetscape matches other projects that you've seen previously at North Point with the double row of London plain trees on First Street and the single row of

trees, street trees on North Point Boulevard.

We have an area around the building where activity can spill out and where we've got fixed street furniture, places to park your bike, places for movable furniture. And then on the west side and the south side there will be a temporary bituminous concrete path that will remain in place while the Green Line station is constructed. So down this side and along the bottom between the building and the MBTA's construction fence.

This is a section of the First Street streetscape. And you can see how there's an activity zone around the building between 14 and 17 and a half feet wide. And then a double row of trees each within a six-foot wide planting zone with a ten-foot wide circulation zone in between. And this is consistent with the Master

Plan that you've already approved. You can also see the cycle track on First Street in this section.

On North Point Boulevard we have a single row of trees in a six-foot wide planting zone.

Again, consistent with the Master Plan. And then a 17-foot wide activity zone, where there will be space for fixed and movable furniture. Again, a place to lock our bikes. I think we have five bike racks on this site, and a place for activity to spill out of the retail uses on ground floor.

So we're standing on the north side of North Point Boulevard here looking down First Street towards the future Green Line. You can see the double row of trees on First Street, the furniture in the sidewalk, and there will be a bus stop and a cycle track placed away for the bus right near the T station. So a very animated

and we think busy section of the side street sidewalk.

And now we're standing next to the retail building looking north back towards the Common and the retail pavilions on Parcel I. And you can see the activities around the buildings, and there will be space perhaps for, in this case, flower stall to spill out and then a combination of fixed park furniture and herbaceous plants and parts to add a little bit more color and animation, and that will largely be tenant driven. So a combination of fixed and movable features.

So this plan is a future condition and not subject to today's design review, but it puts the project in context and shows what the Station Plaza might look like when the Green Line is completed. It's just a rough sketch. The plaza

will have shading trees. The informational board that David talked about is on the south side of Q1, so you can walk out of the T station and it will be right in front of you. And then we're thinking it would be nice to have something memorable like a small fountain in the center of the space and program elements like perhaps chess tables, book share program, something like that, that feels like it's a very welcoming and comfortable place to be. The dotted line here is the edge of the viaduct, the future Green Line.

And then one thing to point out, on the west elevation where we have a pathway through to the North Point Boulevard, we're thinking the whole of that side of the building would be enlivened by climbing vines, maybe climbing hydrangea, something like that, quite a lot of planting in that area.

And the idea is to allow people free circulation through the space, but to make a memorable urban space that involves the architecture, the Green Line itself, and the richness of planting.

And this is the view that you would get as you come out of the T and approach this informational board which you'll have information about North Point Boulevard -- about the North Point neighborhood and about the Green Line itself. This is the cut through between the two Q buildings up to North Point Boulevard.

So the material pallet for the project is simple. It matches the other areas of North Point. The sidewalks will be standard City of Cambridge sidewalks with exposed aggregate concrete in special areas, and then a fringe of stone sets around the building as an axiom

material. And for street trees we have the double row of London plain trees on First Street. And on North Point Boulevard we're selecting trees that leaf out early in the spring and have a flowering interest. All of these trees are on the City of Cambridge approved street tree list.

And for the site furniture we're extending the family of elements that we've used on the Common and Baldwin Park and other projects at North Point. And these will be augmented by -- these are all fixed elements that will be augmented by movable furniture, too.

MARK JOHNSON: So the fourth topic that we have before you tonight is the Minor Amendment for a change in the traffic mitigation requirements of the project. And as you'll recall, DivCo West is required to rebuild Monsignor O'Brien Highway for the length of North

Point. Let me go to a plan view of that quickly.

DivCo West intends to undertake the reconstruction of Monsignor O'Brien Highway in phases, starting with the Third and Water Street intersections, which are right here. And then undertake the middle section from water to land, here to here, this middle section, after the Lechmere T Station has been reconstructed by the MBTA.

The other phase includes a portion of Monsignor O'Brien Highway between Land and Museum. And that's this section here. And it's that third section that is the focus of the Minor Amendment tonight.

That section of the road is being used by the state as a detour route for the Longfellow Bridge. When it is done being used as a Longfellow Bridge detour, we are told by the

state that we will use it for a detour route for the North Washington Bridge construction. And the DivCo West Special Permit with the City of Cambridge has two separate provisions that require us to reconstruct the Museum, Land, Monsignor O'Brien intersections before starting Phase I-B. However, the state will not issue to the DivCo West a permit to reconstruct those intersections while they're being used as part of the detour route. So this means without an amendment, DivCo West would be prevented for many years from ever starting the Phase I-B portion of North Point which includes Parcels C, EF, G, H, and U.

So DivCo West remains fully committed to all of its mitigation obligations, but we ask for the flexibility to address this delay in a state-sponsored infrastructure project.

Specifically we ask the Planning Board to approve a revision to the traffic mitigation requirements by making the full intersection reconstruction at Land and Museum a pre-condition of occupancy of Phase II rather than a Phase I-B, and if at the time the DivCo West chooses to reconstructs the intersections if the state is not in a position to issue a permit, then DivCo West should be allowed to fulfill its obligation by paying the state the cost to complete the work.

And the second provision is to delegate the Traffic, Parking and Transportation the authority to either allow DivCo West to undertake the signal timing and striping requirements for these two intersections, and that's a separate provision and Special Permit, or to redirect that effort to a comparable project in order to fulfill this requirement. And the exact wording

of the proposed change can be found in a memo from Traffic, Parking and Transportation that's in your packets.

And then in closing we received, as you did, a memo with a summary of staff comments. And there's also before you a letter of response from DivCo West agreeing to all the conditions set forth in those memos. And that concludes our presentation and we're happy to take questions from the public or the Board.

Thank you very much.

H. THEODORE COHEN: Board members, do you have any questions now?

(No Response.)

H. THEODORE COHEN: I just have one question. Maybe I misunderstood the materials, but the delay in the intersection, if you were prevented from building it, the money goes to the

state? I thought it was going to the city.

MARK JOHNSON: No, it goes to the state. It would go into a force account with the state and would only be -- by the terms of the force account would be able to be spent by the state on that intersection.

H. THEODORE COHEN: And is there anything that obligates the state to actually take the action and do the intersection?

MARK JOHNSON: I don't know. I don't think there's an affirmative obligation on the part of the state. I think the money could only be used for that purpose.

H. THEODORE COHEN: So if they don't do it, it's just going to sit there? And they can't grab it for something else?

MARK JOHNSON: They can't grab it for something else. But they can't -- they aren't

obligated to use it.

H. THEODORE COHEN: Okay. All right,
thank you.

So did --

LOUIS J. BACCI, JR.: I just have a quick
one.

H. THEODORE COHEN: Okay.

LOUIS J. BACCI, JR.: Will the DOT allow
you to do the utility work that's required on 28
and so forth?

MARK JOHNSON: The utility work to Route
28? The -- we have applied for permits to cross
Route 28 with utility lines that are necessary
for the development of North Point. I think the
utilities that run parallel were in the roadbed
of Monsignor O'Brien Highway. I believe those
will have to wait for the reconstruction.

LOUIS J. BACCI, JR.: That's going to

come out of your pump station, correct?

MARK JOHNSON: So the pump station, those are ones that cross perpendicular, and we have pending permit applications to get the right to cross. And we're confident we will. The utility lines that connect our pump station to the MWRA facility are part of the state approval or MEFA Certificate. So we're confident that those permits will be issued.

H. THEODORE COHEN: Okay. Why don't we take public comment.

Is there anyone who wishes to speak?

Heather.

HEATHER HOFFMAN: Hi. Heather Hoffman, 213 Hurley Street. And I hope that the Board will indulge me because this has to do with circulation, and I understand that no one in this room is gonna have jurisdiction over what I want

to talk about, but I think it matters a whole lot to how well this works. And with any luck, perhaps, the people in this room can at least pressure the MBTA on this matter. And I cannot remember if I've spoken to the Board about this. I've spoken to everybody who preceded DivCo West, but I don't think DivCo West has heard this. And this has to do with how the busses go. You know, there was a bus stop in this, and the thing is that the MBTA took away all of our busses in East Cambridge. And it's -- and even when they had the opportunity to bring them back, they didn't. And one of the things that I noticed early on with the proposal for how the busses were gonna go is that they were gonna have to make tight turns. And what I had suggested was to bring the busses back to where they had been, which was all of them traversed the space between Third Street

and where it turned into the MBTA station on Cambridge Street. And so what I suggested instead is that they come down to Third Street or continue on Third Street, the 69 bus, and then turn left on First and go across. They wouldn't have to make left turns anywhere on the O'Brien Highway or boulevard if you guys succeeded in creating that. And then make a left into the -- on North Point Boulevard. And then when they come back down, they will either make a right, and it will not be a tight right, onto O'Brien Highway or they'll continue across on Third Street. It really makes a big difference. As it stands now, and I'm a very fearless walker, and where the busses drop you off, that isn't Third Street anymore, is a place that I really wish that I had someone large with me. And they have truly abandoned us. They have abandoned also all

of the major destinations on our side of the O'Brien Highway, and that would be all of the courthouses, the Registries of Deeds and probate, and the Galleria -- or whatever they're calling themselves, Cambridgeside I guess.

But anyway, so I really thank you for your indulgence. You know, I'm generally in favor of the changes that you're proposing, but I wish that someone would please, please, please go talk to the MBTA and suggest that this might be a better way to work things and it would be really more equitable to the only people who are losing service in the extension of the Green Line.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

(No Response.)

H. THEODORE COHEN: None appearing, then,

Board Members, it's up to us.

Joe, I know we got a memo from you. Do you want to briefly summarize for the Board where things stand and your position vis-a-vis the delay in the work and any comments if you have about the parcelization?

JOSEPH BARR: Sure. Joseph Barr, Director of Traffic, Parking and Transportation. We don't have any other major comments other than the work on O'Brien Highway. We're certainly supportive of kind of the changes that are being made to this part of the parcel of Q1, and I think it fits in very well, you know, building this early and creating the Station Plaza and the relationship to the new Lechmere Station I think, you know, creates a good, you know, initial urban environment and good urban design to sort of bring people into Lechmere -- sorry, to North

Point in a, you know, way that will attract people to come by, you know, ways other than driving. And I do think that, you know, the -- once the new station is built, it will kind of create this gateway effect. And hopefully this will kind of extend that. And so I think this is, you know, those pieces I think we're very supportive of. We've been working extensively with DivCo on the specific design of streets and cycle tracks and placement of different elements of the details of the roadway, based on the 40 scale plans that the Planning Board approves. I think we're making good progress on that and we'll continue to do so as we move forward.

In terms of the O'Brien Highway construction, I think, you know, we obviously, and I think the DivCo agrees, that it would be preferable if they were able to build this, build

these improvements themselves, you know, on behalf of the MassDOT prior to getting to Phase II and not having to exercise this clause of either looking at, you know, depositing money for MassDOT to spend or looking at other improvements that might be necessary at other intersections. So I think, you know, we're hopeful that, you know, those projects move quickly and so that they're able to build this themselves. We've also heard at least some discussion that maybe they, the North Washington Street Bridge reconstruction won't be -- won't have as much impact on the Museum of Science Bridge and the Craigie Bridge, and so perhaps maybe they won't be prevented from getting permits due to that, but that's a little bit of an unknown and that's a -- complicated because of the City of Boston is actually building that bridge as opposed to --

they build their own bridges, whereas, everyone else they're built by the state. And so it's a little bit more complicated to determine how the traffic mitigation for that is going to work.

But we are involved in some of those conversations as well, so we will be able to keep an eye on kind of what the impacts are in general, but also specifically on the ability to build this.

To the question that I think, Lou, you were asking about or I think both Ted and Lou you were asking about, MassDOT will they actually build this? I mean Mark's right, we - that although the money can't be spent on anything else, we don't have any particular mechanism to force MassDOT to spend the money on this, but I think that they will. There is a strong push for improvements on O'Brien Highway or O'Brien

Boulevard. And I think once the reconstruction that DivCo is definitely doing is done, it will sort of only increase the pressure to look at changes to the segment connecting Cambridge and Boston and providing improved bicycle facilities there. So I'm -- although it's a risk factor, and again, we'd much prefer that DivCo has the power to do it themselves, I think we're not -- I'm not particularly worried that we'll wind up with this money sitting in an account somewhere and no ability to spend it on the things that we want. It's been on for this purpose. So, again, like I say, there's no possibility, but I do think that as these things go, at least it's a relatively low probability that would be a problem we have to spend a lot of time worrying about.

So happy to answer any questions or not.

H. THEODORE COHEN: Board members, have any questions for Joe?

LOUIS J. BACCI, JR.: One quick one.

H. THEODORE COHEN: Lou.

LOUIS J. BACCI, JR.: Joe, when you looked at this, was this considered as a market when you did your analysis?

JOSEPH BARR: I mean, in the traffic analysis for North Point there was an assumption that there would be some sort of market/grocery store of some sort. I don't remember the exact details of the sizing or the trip generation assumptions that were in there. But that was assumed to be a use that would be there.

LOUIS J. BACCI, JR.: Right. I was, I remember a market being mentioned, but I did not remember it being mentioned in this location. I'm curious about no drop offs, no parking, no --

the loading is a little tight --

JOSEPH BARR: Yeah, I mean I think --

LOUIS J. BACCI, JR.: -- for a market.

JOSEPH BARR: Yeah. Sorry to interrupt.

I think, you know, we -- we'd want to look -- I mean, I think the point about loading is good. I mean, frankly the fact that there is a I think a two-bay off-street loading dock, you know, is -- we have a lot of places where we don't even have that. I think location-wise -- I was actually just thinking this as I was looking at the site plan, this is a great location for the type of market that this is likely to be, which I assume would be more of a, you know, a lot of prepared foods, not necessarily where you're going to go every week and buy \$200 worth of groceries, but more of a kind of place you would stop on your way home or to the T. So the

fact that it's right there at the T-stop, adjacent even to the point where it might be worth getting off, getting some stuff, and then getting back on the Green Line as you head further into Somerville say. You know, I think that prominence in proximity to the T stop, I think, is actually a positive in terms of turning it into a type of market that doesn't generate a lot of vehicular traffic. You know, I'm thinking about the, you know, Roche Brothers in Downtown Crossing. Obviously that's an even more transit accessible location, but I think, you know, in some ways having it, like I said, at this very prominent transit accessible location. And, you know, what we found is that sometimes having -- better to have no parking than a small amount of and not enough parking, because if people just know there's no parking available or it's not

really convenient, then they just say, okay, if I'm going there, I'm biking or walking or taking transit versus, you know, if there's a little bit of parking, you say well, maybe I'll find a parking spot and then you pull in and you can't and then you're circling around. So in a way I'd rather it was on a site like this where the parking is not either directly adjacent or not provided at all than somewhere else within the site. And also, you know, in terms of the local neighborhood, you know, and to Heather's point, you know, it's -- obviously it's still on the other side of O'Brien Highway, but it is kind of the first location that you'll get to when you cross O'Brien Highway. And so I think for the neighborhood to feel like this is also something that's useful to them, that this is also -- it seems like a good location from that perspective.

But, again, I wouldn't expect a lot of people to be driving to this site.

LOUIS J. BACCI, JR.: Well, I'm just thinking about the numbers, a couple of thousand units in this, I think someone's driving there. I don't know where they stop or where they wait or any of that, so that's, that's really my concern. Just the circling thing.

JOSEPH BARR: Yeah. And I think, you know, we do have the opportunity for on-street use of some sort along, you know, it's currently -- you know, it's parking along North Point Boulevard, pretty much this whole block down to Water Street if memory serves. So I think, you know, if we needed to look at, you know, you know, shorter duration parking meters or some sort of loading area or what have you, I think that that would be, you know, certainly something

we could look at. I would certainly hope that like a lot of the stores or grocery stores or markets in this type of location, that they would offer some sort of home delivery service for people who do want a larger quantity of groceries or whatever they're buying there. So I mean these are all, they're all important things to think about. I think we would list, just like we do with, you know, a lot of retail uses around the city, we need to work with them to the point when they were identified, and, you know, we're actually going through that discussion right now with MIT for the NoMa building in terms of the grocery store, you know, that's planned for there. And so I think, you know, this is -- you know, it's part of what we do on a regular basis, you know. So I don't think it's something that we need to make final decisions about in the

context of the -- of this Minor Amendment but certainly something we would want to continue to work with with North Point on. And frankly, you know, the streets although they started out as private, the intent has always been to transfer these as public streets. So in the end we have to -- we want to work to when they get built and opened up, that they would be managed in the way that they would eventually be managed once they start -- once they become public streets so that we don't wind up with some weird regulation that can only exist on a private way that once it becomes a public way, we can't maintain, which is an issue we're probably going to run into on some of the streets near the Sierra and Tango buildings. But, you know, again, we're trying to avoid recreating that situation on the new streets.

LOUIS J. BACCI, JR.: Part of my concern was timing. These streets are being built as we speak?

JOSEPH BARR: Yeah, yeah. So I think we haven't delved into this, but we certainly had initial conversations about, you know, some sort of license agreement or some sort of agreement. I don't think license agreement is the right term. But some sort of agreement that would allow us to regulate and enforce these streets in the way that they would be when they become public streets so we don't have that awkward transition.

LOUIS J. BACCI, JR.: Thank you.

H. THEODORE COHEN: Thank you.

Well, if there are no other questions or comments right now, why don't we address the various issues.

So I guess, Jeff, keep me on track, that we have to determine that the three matters are Minor Amendments which in accordance with the Zoning Ordinance are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development.

Minor Amendment shall include but not be limited to small changes in the location of buildings, open space, or parking or realignment of minor streets.

Condition 10b of the decision provides that meets and bounds of each parcel will be established at the time of design review. Minor variations in parcel boundaries are okay provided they're generally consistent with the proposed development plan as a whole. So the issue of I

guess reparcelization of Q1 I think falls within this category and that we could approve it as a Minor Amendment which would require an affirmative vote of five board members.

Is there any further discussion with regard to that?

(No Response.)

H. THEODORE COHEN: Could we have a motion to approve the reparcelization of parcels I guess?

STEVEN COHEN: So moved.

H. THEODORE COHEN: Q1 and Q2.

MARK JOHNSON: And R, please.

H. THEODORE COHEN: And R.

STEVEN COHEN: So moved again.

HUGH RUSSELL: Part of that motion finding that it's a Minor Amendment?

H. THEODORE COHEN: Yes.

HUGH RUSSELL: Okay.

H. THEODORE COHEN: It is a Minor Amendment and that we will approve it.

All those in favor?

(Show of hands.)

H. THEODORE COHEN: It's unanimous.

And the next would be the GFA of Parcel Q1. And condition 12c provides a variations of less than ten percent and the GFA of a block may be approved through design review.

Jeff, do you know what the definition of block is?

JEFF ROBERTS: I think in the decision a block and parcel are used somewhat interchangeably. I think for the, you know, in this case we have Q1 and Q2 which are different buildings on the same block. When the PUD was originally created, I believe, most parcels were

just sort of one building for a block so that's the reason for the deviation. I think just for the sake of, you know, being thorough, we've made sure that each, if there were -- if the word block used and, you know, there's -- you could apply it to one or two buildings, we try to just to make sure the Planning Board makes it clear that it's approved in the case of that.

H. THEODORE COHEN: Right. And my understanding is that the total GFA in the project in North Point as a whole is not going to change, but it's going to be redistributed amongst other buildings.

JEFF ROBERTS: That's correct. We've asked them to submit and it's sort of a routine part of -- a lot of this is a routine part design review with PUDs where they'll submit a revised Master Plan and shows what the new parcel lines

are, and it has a summary showing what the new FAR, GFA, and other development characteristics are, you know, adding up to what the approved aggregate is. So that's, that's been provided and it's a matter of the Planning Board making a finding that those adjustments are minor in comparison with that --

H. THEODORE COHEN: Right.

JEFF ROBERTS: -- development.

H. THEODORE COHEN: So while the increase in GFA on Parcel Q1 is approximately 26 percent, it's only about two percent of the total approved GFA on the block containing Q1 and Q2.

HUGH RUSSELL: It's a tiny fraction to GFA.

H. THEODORE COHEN: Tiny fraction of the GFA for the entire property.

So are we comfortable that this is a

Minor Amendment and can be approved as a Minor Amendment?

STEVEN COHEN: Yes.

MARY FLYNN: Yes.

H. THEODORE COHEN: Can we have a motion to determine that the increase in GFA on Parcel 1 is a Minor Amendment and that we approve the increase as set forth in the application?

STEVEN COHEN: So moved.

LOUIS J. BACCI, JR.: Second.

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: It's approved.

And then the third issue I guess, we can take up as a Minor Amendment. Condition 12e provides that changes to the phasing of the development plan may be approved as a Minor Amendment. And so this relates to the phasing of

the required mitigation relative to the phasing of the development. It does not seem that there really is any option but to approve this given the position of the state since I think we clearly want to see DivCo to keep progressing --

LOUIS J. BACCI, JR.: Yes.

H. THEODORE COHEN: -- rather than stopping and waiting any unknown number of years until they can proceed with the mitigation before they proceed to Phase I-B.

So can we have a motion that this change in the phasing, subject to the conditions in Traffic and Parking's memorandum is a Minor Amendment and that we approve that change?

HUGH RUSSELL: So moved.

STEVEN COHEN: Second.

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: Thank you.

(Unanimous).

H. THEODORE COHEN: Hand then we get to the design review of the building on Parcel Q1. Do any Board Members have any questions with regard to -- Hugh, questions or comments?

HUGH RUSSELL: Comments. I frankly think this building is not up to the design standards we should expect for this project and for this location, and that I think it needs some work on certain facts. Before I get there, though, I want to talk about bike racks. I think he said there were five bike racks. So I patronize Whole Foods on Beacon Street. They have -- there's sometimes as many ten bicycles parked in front of that market. That would leave no spaces for the employees, although I believe it would really be the other way around. So I think there need to

be more bike racks, and they have to be thought about who's going to use them and where are they going to use them. That perhaps there could be some bike racks around basically on the back from this view that might be designated for employees, they would be close to the employee entrance.

But I think -- and also I wanted to comment about both Lou's comment about people driving there and how bicycle, or how I bicycle. So I'm usually not making a dedicated trip to go to Whole Foods. I'm going by Whole Foods on my way home from work, even though it's like six blocks out of the way, because it's got more stuff than the Prospect Street store that's only three blocks out of the way. And I've also been starting to stop at Whole Foods every Wednesday afternoon as I drive home from Malden because now at least it's possible to drive on to Antrim Street from

Beacon Street and Hampshire Street. And it's so that people often, you know, it's just a stop and a much longer journey, yes, they're not going to drive, you know, four blocks to their apartment, but they may be driving 10 miles or 50 miles and need to pick up some food for dinner. So I think it's a serious question and it's a question for the retailer if you can't somehow accommodate those kinds of trips. That's why you have -- again, people aren't going to bicycle four blocks to the store, but if they're working here and they're bicycling to Arlington, say, on the community path that the Somerville folks will finally succeed in convincing the state is a good idea, you know, it helps the business thrive to have those transportation opportunities.

So now let's talk about architecture. So this is a curious building. It's got the front

piece that faces three streets, or a plaza and two streets. And the architecture carries around the corner but the hat doesn't. So it's like this building doesn't have -- it has a ball cap on it instead of a real hat. I think the roof cantilever has to extend around both sides to in line with the facade down below.

The second point is where the words "North Point" appear, there's this big lot as if somebody had sort of not -- they made a mistake and they've like just filled in some black stuff there. And it's not attractive. And I can understand that from a functional point of view, wants to be louvered. The question is what color, what material? There are choices. You know, should it -- the picture is somewhat deceiving saying you're going to be able to see what goes on inside that building through the

glass or you're not actually going to be able to see as clearly during the day because that glass will largely be reflecting the sky. And you can't see into the upper floors of the building better reflecting the sky. This is a point that we're starting to discuss more and more. It's a concept alone, problem that's helped me look at buildings and understand this. So it might be that it will all be completely blank which would be terrible. Because the windows are on the sides, it means the inside is brighter because you can look through the corners. Those are good things. I think the louvers need to be broken up in the same way that the windows in the right-hand end are articulated in that fashion and they shouldn't -- it should leave the frame being articulate in the place that they are. And it's really a question of paint unless you want

to do shiny chrome or something cool, which you might want to do.

And now the other architectural point is the -- if you go to the rendering that shows the building on North Point Boulevard, it's around the corner. It's page 8 of your -- what you gave me.

MARK JOHNSON: I'll see if I can find the slide.

HUGH RUSSELL: Yes. It's that slide without the trees.

MARK JOHNSON: Yeah, I'll find it.

HUGH RUSSELL: Chris is going to help the architecture a lot. That slide with the trees are not shown even though they will ultimately be very important.

So doesn't that look really like kind of its an accidental elevation? It's like, it's

like two buildings are colliding and the one on the right is sort of like the back of a building. In fact, the back of this building is nicer than the North Point Boulevard elevation. This is an important street in this neighborhood and we're getting the loading dock for reasons that seem to be inevitable, because there's no better place for it, and it's enclosed fully and there's enough height for big trucks to go in. Those are good things. But the windows are just like somebody just threw windows at that wall. You know, the building on the left has this really powerful hat, and the building on the right has like an eight-inch tall hat which is really -- I mean, really there's a bigger hat there that's kind of -- there's glass showing going up to that eight-inch high hat but there's actually structure in there. It really needs to be

thought out as being something that is more Main Streety rather than -- I don't -- you know, the -- the second floor is complete open space except for the stairwell, which is articulated here, but why are those windows the size they are and the way they're articulated? Who knows. It's just somebody didn't think enough about it. So that's what I would like to see happen is some more thought. This is maybe one of the smallest buildings here, but you want it to be one of the most important buildings. And so it's got to not look as if it's just sort of thrown together.

So those are my comments.

MARK JOHNSON: If other board members would like to speak we'd welcome that otherwise we take the opportunity to address Hugh's comments.

H. THEODORE COHEN: Well, why don't we

see what other comments there are.

MARK JOHNSON: Sure.

H. THEODORE COHEN: Other board members have comments? Go.

LOUIS J. BACCI, JR.: I just got a couple. I agree with Hugh, the building does seem unfinished. Maybe if you wrap the building with that parapet, then you won't need the louvers.

Also you have some wide sidewalks that I'm glad you're planting trees, but there is still no understory planting, no real welcoming place. I hate to say this again, but benches, plants, color, something. You really want these places to pop, to stick out, and I think you're going to get that with some color and some creative landscaping and architecture.

Also the strip along the side that's

going to be the entrance into the T station, that little strip, the tenant premises on the bottom of your drawing there, can we expand that at all? And because this may be five years or so that this sits there with this, what's it nine feet? Nine-foot strip of whatever, asphalt or whatever you're going to put in there.

MARK JOHNSON: Sadly we cannot.

LOUIS J. BACCI, JR.: You cannot?

MARK JOHNSON: We felt very lucky to be able to transact the acquisition that we did that allowed us to reorganize this parcel, but that lower line is the property line and the T, because of a very legitimate purpose and a very strongly voice during our discussions need the space for the station's health. So we cannot go passed that line until they're done with construction.

LOUIS J. BACCI, JR.: So even though they may not use this for five years or more, they wouldn't allow you to put sod there or some kind of a grass or something to make it look better until they do?

MARK JOHNSON: In the space between the southern facade of the building and the property line, we can landscape that in any way. We would be cognizant of the fact that there would be a construction fence on that southern -- this southern line right here.

LOUIS J. BACCI, JR.: Right. What I was thinking about was trying to push that construction fence south some more.

MARK JOHNSON: I know. I wish we could.

LOUIS J. BACCI, JR.: Because this is going to be -- it's going to take away from your building and site. It's -- I mean, it's just

going to look unfinished for a long time.

MARK JOHNSON: I understand and agree with your comments, and this is unfortunately the limitations of the situation we're in.

LOUIS J. BACCI, JR.: If you can't, you can't. It just seems a shame that you can't put some temporary outdoor seating.

MARK JOHNSON: I agree. I agree. That's it.

LOUIS J. BACCI, JR.: Especially if that's your view from the highway.

MARK JOHNSON: I know, we --

LOUIS J. BACCI, JR.: I see giant planters.

MARK JOHNSON: I'm completely in alignment with your comments. I think getting North First Street through was a real victory. That would really open up the site. I wish we

could get a little bit more to the south but we cannot.

LOUIS J. BACCI, JR.: So I guess I'll go to my more planting if you can. Something. Dress the place up. I think it will be to your -- much to your benefit.

MARK JOHNSON: Thank you.

H. THEODORE COHEN: Just curious, do does anybody have any idea what the T station is going to look like?

MARK JOHNSON: I'll say no. And I believe not even the MBTA knows. They're using as you know a design/build procurement methodology and the design/build entity will design the station and build the station.

H. THEODORE COHEN: And that's going to be elevated at that spot?

MARK JOHNSON: We --

H. THEODORE COHEN: Don't even know that?

MARK JOHNSON: There will be some elevated platform because we know the viaduct will be elevated in that location. Beyond that we really don't know.

H. THEODORE COHEN: So there will be stairs or something down?

MARK JOHNSON: Presumably a stairs, presumably an elevator.

STEVEN COHEN: Do we know when we'll know?

MARK JOHNSON: We -- there is a posted schedule. They'll be receiving design/build proposals in the fall and awarded in the spring, and I hope they stick to that schedule.

STEVEN COHEN: Okay.

H. THEODORE COHEN: Okay.

Well, I was kind of disappointed when I

saw this building after the buildings on W which I thought were fabulous, and I wasn't quite certain why. I think Hugh's comments articulated a lot of it, that the front building smack being taller and smacking up into the rear building just didn't do much. It just seems like it just sits there, and especially with the louvers at the top. That I, you know, I don't know what more I'd like to see, but, you know, it just doesn't do much for me.

And the W buildings with their train shaped roofs were really great and interesting. And this just, which is I think going to be very visible, is just sort of there. And that was also my question about people getting off the T, if they're going to the elevated, they're going to be looking into the roof I guess and looking probably right into, you know, penthouse.

HUGH RUSSELL: The viaduct's probably 20, 25 feet. The rails are maybe 20, 25 feet up, something like that. So they're probably looking at the second floor.

H. THEODORE COHEN: Looking into the second floor?

MARK JOHNSON: If I could ask David please to -- if there are other comments we'll receive those, but maybe he can speak to those.

H. THEODORE COHEN: Those are really my only comments on design.

Someone else?

MARK JOHNSON: Mary or Thacher?

MARY FLYNN: I don't have anything to add.

H. THEODORE COHEN: Thacher.

THACHER TIFFANY: I'll just pile on the same thought. There's something about this

building that isn't, isn't working and I think Hugh was starting to get it. I think maybe one thing I would note, I mean in addition to being sort of two different buildings joined together, it almost seems like there's a third idea with the entrance to the office which is actually kind of elegant when you focus in on it, but doesn't seem connected to the others. So maybe there's something there to develop a little. But I kind of liked what was happening in that entrance with the stairwell and the white. I think it's a translucent glass of some type.

And oh, let me -- can I just add that I think a response on parking, both bike and vehicle, is important in how you anticipate to use the site.

H. THEODORE COHEN: Steve.

STEVEN COHEN: I'm not sure that I have

quite a negative reaction to the building, but more importantly I guess I'd like to ask, David, whether you think you got enough direction or clear enough direction from Hugh and the other board members to know where to go with it next? And if not, ask some questions and maybe get some feedback from board members.

HUGH RUSSELL: I was going to ask Suzannah the same question because she'll be trying to respond to our comments.

H. THEODORE COHEN: If you wanted to respond now, that would be great.

DAVID CHILINSKI: Yeah. So what I was just asking Mark is -- we've clearly heard some comments, right? I could take -- you know, we could take those comments and deal with them as they are, right? And if we were gonna be coming back, then I might probe a little more, right?

So I guess that's the question.

MARK JOHNSON: You know, I think our -- the onus is we want you to be part of this building, we want to be part of this building, so we want to come back and obviously we'll meet with Suzannah in the meantime, but if there's feedback you can give today on the design of Q1, we will gladly receive it and come back to you with a revised proposal.

DAVID CHILINSKI: So one of the I would say challenging things just to sort of everybody in on the same tent, we come to you one parcel at a time. One of the things about these, and soon we'll be here with I which is across North Point Boulevard. I think you see intentionally we're trying to use similar vocabulary in those three buildings, but not have them exactly the same. So just sort of the theory about what, you know,

what we're trying to do. And so -- and that's why we're not here with the direct family member of W moved over on to Q, right? Some of the vocabulary is the same and some of it is different. So I mean we -- and, you know, quite frankly in the office, we actually have I in the office, too, right? And we haven't been in front of you with that either, but we actually view this as a sort of compositional thing where we have three of the smallest buildings in the entire development, and one of the reasons we're asking you to think about aggregating some of these new materials together, in concert, right, the three of them represent something bigger in the overall development, because they're not big buildings, right? They're only 30, 40 feet tall amongst some rather large buildings. So that's the spirit behind some of what brought us here.

And so this building, you know, of the three was the one that was somewhat more straightforward, right, in terms of its roof shape. And really the big move was to articulate it, you know, dimensionally with this much glassier element along First Street and then, you know, wrapping the balance of it in a more consistent facade. So that was, that was the gesture here, that as opposed to doing it with a roof shape, we did it in sort of a vertical dimension. And we may have been not completely successful, but that was, that was -- that's what we did here, right? As opposed to the other one where the roof is the form giver if you will, we were really looking for the building wall, if you will, and the pop above something we viewed as a way to screen our mechanical, you know, to put that in play as a just as a formal gesture. So that's how we got

here. So, you know, when we come back, it probably would be useful to sort of look at them all together in a way because that, that is ultimately where we're going to end up.

MARK JOHNSON: And just one clarifying question if I may. If Hugh or Lou, could you speak more about the cantilever and the hat and just the baseball cap versus the wool cap?

LOUIS J. BACCI, JR.: I can say one thing, how did you get -- why did it get so tall?

MARK JOHNSON: I think our -- in addition to David's comments, we wanted this building to have a presence at the center of the development. It's a small building, but by aggregating the mechanical units with the facade actually makes that primary facade on North First Street more prominent and taller, and that's principally, principally the reason.

LOUIS J. BACCI, JR.: It looks like you stuck that louvered section and glass section on top of the building.

MARK JOHNSON: Or next to it. Sandwiched it up next to it.

LOUIS J. BACCI, JR.: Well, on top of it. That band right there also. It's separated. It doesn't, it kind of sticks out and it's got trees under it, so that's the only thing you'll see. So louvers and some oddly placed windows on the corner, it's kind of a funny look.

HUGH RUSSELL: So I'll be clear, I want to see the roof where the pavilion stick out the same amount on the three sides and maybe turn it around to the fourth side.

MARK JOHNSON: So say here for instance?

HUGH RUSSELL: No. The glass -- I think, you know, there's a lot of very good thinking

here. So, you know, the idea of the -- that this building has the glass pavilion, you know, the other buildings have the roof, this has that pavilion. It's got to be a nicer pavilion.

DAVID CHILINSKI: Yeah.

HUGH RUSSELL: And that's a matter of pulling the roof out so that it extends.

DAVID CHILINSKI: Right, I think -- you know, I get where -- I'm telling you, I'm having no luck with these things. Getting complete attitude from them here.

I think if I'm understanding it, Hugh, it's the relationship of this overhang, right?

Versus --

MARK JOHNSON: (Inaudible.)

DAVID CHILINSKI: The relationship of this overhang to this overhang, right? Which this has, this is more of a, right, this is a

planar element than it is. Like, it's intentionally a baseball cap. I'm not disagreeing that you're reading it that way, that actually was the intention. Is that this element -- wow, that this element here, right, would read that it, right, comes up and, right? But if we thought about this and we were trying to, you know, by, you know, to not necessarily be symmetrical here, but, you know, we could be a little bit more -- it could be more composed, let's just leave it at that. That if we thought about this as having a little more continuity, which I think you mentioned, in terms of how you articulate the screening that we're gonna do here, and if this roof just had a little bit more continuity around it on both sides, this would read a little bit more like a pavilion to this. I mean, I heard enough where we -- I know what I

would do, you know, based on those conversations.

HUGH RUSSELL: Do you have the ability to change the perimeter of the building at all? I mean, could you for example push the pavilion maybe 18 inches farther out so that it's -- the corner column that's in the middle of the building is seen on two sides instead of just one?

DAVID CHILINSKI: Let me go back to the floor plan here and we'll talk about that.

HUGH RUSSELL: And I would pick up on Thatcher's comments.

DAVID CHILINSKI: Right. Where it could articulate where this is proud of this line.

HUGH RUSSELL: Right.

DAVID CHILINSKI: It's not -- right?

HUGH RUSSELL: Right.

DAVID CHILINSKI: So, you know, the

question is could this come out about 18 inches here? Could it come out about 18 inches there, so that the pavilion actually not only was taller but actually was a little --

HUGH RUSSELL: Just a little.

DAVID CHILINSKI: -- expressed enough.

MARK JOHNSON: And you think that on the north end of the south facade?

HUGH RUSSELL: I think so. I think that would help.

The other thing that Thacher pointed out, the entry to the office. And it seems like maybe that could project a lot, you know.

LOUIS J. BACCI, JR.: Right.

HUGH RUSSELL: Become a volumetric form. Because it doesn't look like you need that much sidewalk at that particular place. You might try to enhance that feature to make -- it might help

you.

LOUIS J. BACCI, JR.: More action.

STEVEN COHEN: Would you bring the hat around and then dive into the entrance?

HUGH RUSSELL: I don't think so. I think the hat wants to stay associated with the front pavilion.

STEVEN COHEN: So you don't want to extend the hat further?

HUGH RUSSELL: No, I don't think so.

STEVEN COHEN: Oh, I thought you were saying you did. Okay.

HUGH RUSSELL: You might want to wrap it, pull it back around the corner a little bit so that it -- I mean that's -- you know, that's design. And you can talk about design but you really have to do it and look at it and decide --

DAVID CHILINSKI: Yeah.

HUGH RUSSELL: -- how it works.

I think finding sort of rationale, the things that are somehow just random would help.

DAVID CHILINSKI: Uh-huh.

HUGH RUSSELL: It's -- you know, I -- if I think of a mineralogical -- it's a rough cut diamond, it needs some polishing.

MARK JOHNSON: We're definitely open to and we'll come back to you with a proposal on these things. I think popping out the entrance to the office wing is a good one.

MARY FLYNN: That's a good idea.

MARK JOHNSON: We can add the articulation to the north and south facades of that to the pavilion and wrap the roof around it and make it a true pavilion. And we'll look at the randomness of the facade and see if there's a rationale that we can use.

HUGH RUSSELL: Right. I think David's idea of using the same pallet materials to say that this is like a neighborhood district for retail, that makes a lot of sense. But the proportions change and so....

DAVID CHILINSKI: And the GFA, if it moved around, you know --

MARK JOHNSON: I just had a quick consult with members of our legal team.

H. THEODORE COHEN: Right.

MARK JOHNSON: We understand that with the approved Minor Amendment that raises the GFA to 1670 -- sorry. What's the correct number?

DAVID CHILINSKI: 17 --

H. THEODORE COHEN: 1775.

MARK JOHNSON: Whatever the correct number is, that we do have the flexibility within our Special Permit to deviate from it within ten

percent. We would just make sure we stay within that boundary.

DAVID CHILINSKI: That would help because then we would have a little bit of, right, square foot as opposed to having to redistribute 1765. If we had to add a couple of feet here and a couple of feet there to get some of these gestures taken care of, we would obviously make it slightly larger than it is.

MARY FLYNN: Right.

MARK JOHNSON: And then on the question of bike racks, that's another topic for which coming back to you with a kind of holistic plan. We have a lot of bike racks. Across the street is a Hubway and more planned south. And so we could just put your concerns to rest. There are a lot of bike racks in a lot of places to park bikes. There's interior bike parking at this

location and at all the other locations. So we feel we have that covered and get back to you.

H. THEODORE COHEN: Could I follow up on that? Rather than bikes, automobile parking. Is there going to be any public parking anywhere in this area?

MARK JOHNSON: Well, we've -- as Joe referenced the street network has on-street parking. And given the quantity of street lineage we have, the lineal foot of street, we actually have quite a lot of on-street parking. So this is not as Joe characterized that the place where one does the big Saturday shop, but there's certainly space for cars to park --

H. THEODORE COHEN: But is it envisioned say in Q2 or in I? I assume there's going to be parking there for the occupants.

MARK JOHNSON: Correct. And actually JK

we've made provision for, for parking that could be accessed by the retail as well.

H. THEODORE COHEN: And JK is?

MARK JOHNSON: The building right in the center here.

H. THEODORE COHEN: Okay. So there may be some public parking there?

MARK JOHNSON: It would not be public parking.

H. THEODORE COHEN: It would not be --

MARK JOHNSON: Using the definition of public parking, it could be valet. It could be some other associated with the retail.

H. THEODORE COHEN: But if Hugh is driving from Malden or Medford and wants to -- can't find on-street parking and is willing to pay \$20 for an hour to park, will that be available anywhere or is that not going to be

possible?

MARK JOHNSON: Retail.

ATTORNEY ANTHONY GALLUCCIO: The board by way of our last zoning change with the recommendation of the Planning Board, we were allowed retail parking which had been previously a precluded use. So we are, we are --

H. THEODORE COHEN: So there might be some in one of these buildings?

ATTORNEY ANTHONY GALLUCCIO: We are allowed to provide retail parking should we think there be a demand.

H. THEODORE COHEN: Okay.

LOUIS J. BACCI, JR.: Originally wasn't that going to go along with the market in a building?

ATTORNEY ANTHONY GALLUCCIO: No. We -- both things happened. We were approved for a

supermarket up to 50,000 square feet and we made retail parking an allowed use. And so those things happened with respect to that zoning change. This is a different supermarket concept, but I do -- I would agree there's an opportunity for retail parking as we build out parking. And we also have to figure out how to take advantage of all the on-street parking for short-term parkers, not people who want to park and get on the Green Line. So we have to work with Traffic and Parking. Because I think, I think there is an opportunity for retail-type parking if we move it to long and short-term using meters.

LOUIS J. BACCI, JR.: Because you're definitely going to get a lot of short trips. Just someone driving home to one of these buildings is going to stop there. They're not going to drive to the building and walk back and

walk back again.

ATTORNEY ANTHONY GALLUCCIO: Or it may be as Hugh said, maybe you do it on a Saturday, you do it after eight o'clock when it calms down. We find Cambridge people figure out when the other people depart and take advantage of those lulls.

LOUIS J. BACCI, JR.: Well, we don't want, and you know where this is going, we don't want them crossing 28 and parking in East Cambridge and walking across to go shopping.

HUGH RUSSELL: Good walk.

LOUIS J. BACCI, JR.: It's almost as long a walk from that building.

H. THEODORE COHEN: Suzannah, do you have any questions or comments you'd like to add to this discussion?

SUZANNAH BIGOLIN: I don't think so. I think I have enough --

JOHN HAWKINSON: Could you use the mic, please?

SUZANNAH BIGOLIN: Sorry.

No, I think we have enough to work from. And I understand the comments that are being made tonight so we're happy to continue working with the team.

H. THEODORE COHEN: Okay.

So do I take it from this that we're not giving approval this evening of the design review, that you will come back taking into account the comments we've made and that were in Suzannah's memo that you've already agreed to? And we will have another bite at the apple at some future time.

MARK JOHNSON: We would ask based on this discussion that you would continue the hearing on the design review to another day.

H. THEODORE COHEN: Yes.

THACHER TIFFANY: Can I ask a clarifying question?

H. THEODORE COHEN: Yeah.

THACHER TIFFANY: Maybe it's for us or -- the awnings on the building. When we approve this proposal, are we saying we would like to see awnings? Or are we, are those just illustrative, like, just like you show a sign, you show like maybe there will be an awning?

MARK JOHNSON: It's actually illustrative, and we note that in the kind of the backup in the elevations; you got red dashed lines for awnings and signage. As David referenced, we think that the tenants will actually activate and enliven these retail buildings, and so awnings and signs will be handled in the normal process of the design

review with staff.

THACHER TIFFANY: I guess we should just keep an eye on the building and what the fundamental structure looks like.

H. THEODORE COHEN: Right.

THACHER TIFFANY: I think one of your images, maybe not in this packet, but in the presentation didn't have awnings. So I'd just like keep an eye on that.

H. THEODORE COHEN: Right.

THACHER TIFFANY: I actually thought it looked better without the awnings, the original version. So next time.

MARK JOHNSON: Yep, very good.

H. THEODORE COHEN: Okay. Anything further?

(No Response.)

So we're keeping the design review

portion of this meeting open, but again we will take public comment, additional public comment on the continuation of the design review.

Thank you. We look forward to seeing you again.

MARK JOHNSON: Thank you very much.

H. THEODORE COHEN: And Jeff, do you have anything else for us?

JEFF ROBERTS: No.

H. THEODORE COHEN: If not, then we are adjourned.

(Whereupon, At 9:45 p.m.,

the Planning Board Adjourned.)

* * * * *

ERRATA SHEET AND SIGNATURE INSTRUCTIONS

The original transcript and Errata Sheet has been delivered to Community Development Department electronically.

INSTRUCTIONS

After reading this volume of the Planning Board transcript, note any change or correction and the reason therefor on this sheet. Sign and date this Errata Sheet.

| PAGE | LINE | |
|-------------|-------------|--|
| ----- | ----- | CHANGE: _____ REASON: _____ |
| ----- | ----- | CHANGE: _____ REASON: _____ |
| ----- | ----- | CHANGE: _____ REASON: _____ |
| ----- | ----- | CHANGE: _____ REASON: _____ |
| ----- | ----- | CHANGE: _____ REASON: _____ |
| ----- | ----- | CHANGE: _____ REASON: _____ |

I have read the foregoing transcript of the Planning Board, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the statement(s) made by me.

C E R T I F I C A T E**COMMONWEALTH OF MASSACHUSETTS
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 28th day of July, 2017.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
License No. 147703

My Commission Expires:
April 29, 2022

**THE FOREGOING CERTIFICATION OF THIS TRANSCRIPT
DOES NOT APPLY TO ANY REPRODUCTION OF THE SAME IN
ANY RESPECT UNLESS UNDER THE DIRECT CONTROL AND/OR
DIRECTION OF THE CERTIFYING REPORTER.**

| | | | | |
|--|---|--|--|---|
| <p>\$</p> <p>\$15 [1] - 23:7 \$20 [1] - 186:17 \$200 [1] - 140:16</p> | <p>213 [1] - 130:15 22 [2] - 69:5, 70:16 25 [4] - 94:2, 94:6, 169:2 25th [1] - 4:5 26 [1] - 151:11 27th [1] - 103:3 28 [4] - 129:9, 129:12, 129:13, 189:9 28th [1] - 195:8 29 [1] - 195:14 2nd [1] - 4:9</p> | <p>8</p> <p>8 [5] - 2:6, 2:7, 5:12, 5:14, 159:6 8,000 [3] - 114:16, 115:5, 115:6 85 [3] - 48:10, 52:1, 52:3</p> <p>9</p> <p>9,500 [1] - 115:12 9:45 [1] - 193:12</p> | <p>action [9] - 6:8, 6:11, 8:11, 12:11, 13:7, 15:8, 95:11, 128:9, 181:2 activate [1] - 191:16 activation [1] - 106:4 activities [1] - 120:6 activity [5] - 114:4, 118:3, 118:14, 119:7, 119:10 actual [7] - 34:13, 42:14, 43:3, 43:4, 43:5, 59:10, 114:13 add [7] - 23:18, 120:10, 169:15, 170:13, 182:13, 184:6, 189:15 added [2] - 46:15, 46:17 adding [2] - 117:4, 151:3 addition [7] - 31:18, 33:12, 75:16, 103:11, 107:16, 170:3, 175:11 additional [5] - 3:15, 28:16, 84:5, 88:4, 193:2 address [18] - 12:8, 12:12, 14:12, 33:11, 41:15, 41:17, 55:14, 55:15, 63:13, 63:16, 64:2, 67:17, 76:2, 76:18, 116:18, 125:17, 146:17, 161:16 addressed [1] - 8:3 addressing [6] - 53:15, 53:17, 53:18, 55:9, 77:6, 103:10 adequate [1] - 46:3 adjacent [3] - 115:4, 141:2, 142:8 adjourned [1] - 193:11 Adjourned [1] - 193:13 adjustments [1] - 151:6 administrative [1] - 97:11 admit [1] - 89:3 Adoption [1] - 2:4 advantage [2] - 188:7, 189:6 Advisory [1] - 59:9 advocates [1] - 23:7 affect [2] - 65:6, 74:1 affects [1] - 29:10 afternoon [1] - 155:16 age [1] - 89:5</p> | <p>agenda [3] - 11:7, 99:14, 99:18 aggregate [2] - 122:16, 151:4 aggregating [2] - 173:12, 175:14 ago [7] - 23:8, 58:5, 92:6, 104:11, 105:13, 105:17, 113:9 agree [7] - 65:2, 83:3, 162:6, 165:2, 165:8, 188:5 agreed [3] - 49:4, 109:3, 190:13 agreeing [1] - 127:7 agreement [8] - 44:8, 44:14, 54:8, 104:15, 146:7, 146:8, 146:9 agrees [1] - 135:17 ahead [3] - 40:16, 66:1, 80:11 Alignment [1] - 2:11 alignment [2] - 101:13, 165:16 allow [9] - 52:15, 108:6, 108:12, 110:3, 122:1, 126:13, 129:8, 146:10, 164:3 allowed [7] - 50:18, 53:3, 126:9, 163:12, 187:6, 187:11, 188:2 allowing [1] - 52:16 allows [1] - 42:14 almost [4] - 87:15, 93:1, 170:5, 189:12 alone [3] - 16:8, 75:5, 158:7 alter [1] - 147:4 aluminum [5] - 15:3, 20:6, 47:8, 113:1, 116:5 amazing [1] - 69:9 amendment [2] - 104:4, 125:11 Amendment [18] - 103:15, 103:17, 109:10, 109:14, 123:14, 124:14, 145:1, 147:9, 148:3, 148:17, 149:3, 152:1, 152:2, 152:7, 152:15, 152:18, 153:14, 183:12 Amendments [1] - 147:3 amount [5] - 19:1, 71:5, 86:18, 141:16, 176:14</p> |
| <p>0</p> <p>02143 [1] - 56:6</p> | <p>3</p> <p>3 [2] - 2:3, 3:16 30 [3] - 14:18, 24:12, 173:16 34 [1] - 92:15 344 [1] - 1:4 35 [2] - 48:2, 112:14 37 [2] - 56:12, 57:2</p> | <p>A</p> <p>abandoned [2] - 132:18 ability [4] - 26:12, 137:8, 138:11, 179:2 able [12] - 22:13, 24:7, 68:15, 84:4, 104:4, 128:5, 135:18, 136:9, 137:6, 157:17, 158:1, 163:11 abstention [2] - 96:1, 96:7 accelerated [1] - 105:3 acceptable [1] - 72:18 access [2] - 105:7, 107:9 accessed [1] - 186:2 accessible [3] - 76:17, 141:12, 141:14 accidental [1] - 159:18 accommodate [2] - 34:6, 156:8 accomplished [1] - 112:18 accordance [1] - 147:3 account [4] - 128:3, 128:5, 138:10, 190:12 accurate [2] - 194:16, 195:6 acquisition [8] - 103:12, 104:14, 106:2, 107:17, 108:4, 108:9, 108:10, 163:11 act [1] - 88:8 Act [1] - 23:9 acted [2] - 6:2, 6:13</p> | <p>action [9] - 6:8, 6:11, 8:11, 12:11, 13:7, 15:8, 95:11, 128:9, 181:2 activate [1] - 191:16 activation [1] - 106:4 activities [1] - 120:6 activity [5] - 114:4, 118:3, 118:14, 119:7, 119:10 actual [7] - 34:13, 42:14, 43:3, 43:4, 43:5, 59:10, 114:13 add [7] - 23:18, 120:10, 169:15, 170:13, 182:13, 184:6, 189:15 added [2] - 46:15, 46:17 adding [2] - 117:4, 151:3 addition [7] - 31:18, 33:12, 75:16, 103:11, 107:16, 170:3, 175:11 additional [5] - 3:15, 28:16, 84:5, 88:4, 193:2 address [18] - 12:8, 12:12, 14:12, 33:11, 41:15, 41:17, 55:14, 55:15, 63:13, 63:16, 64:2, 67:17, 76:2, 76:18, 116:18, 125:17, 146:17, 161:16 addressed [1] - 8:3 addressing [6] - 53:15, 53:17, 53:18, 55:9, 77:6, 103:10 adequate [1] - 46:3 adjacent [3] - 115:4, 141:2, 142:8 adjourned [1] - 193:11 Adjourned [1] - 193:13 adjustments [1] - 151:6 administrative [1] - 97:11 admit [1] - 89:3 Adoption [1] - 2:4 advantage [2] - 188:7, 189:6 Advisory [1] - 59:9 advocates [1] - 23:7 affect [2] - 65:6, 74:1 affects [1] - 29:10 afternoon [1] - 155:16 age [1] - 89:5</p> | <p>agenda [3] - 11:7, 99:14, 99:18 aggregate [2] - 122:16, 151:4 aggregating [2] - 173:12, 175:14 ago [7] - 23:8, 58:5, 92:6, 104:11, 105:13, 105:17, 113:9 agree [7] - 65:2, 83:3, 162:6, 165:2, 165:8, 188:5 agreed [3] - 49:4, 109:3, 190:13 agreeing [1] - 127:7 agreement [8] - 44:8, 44:14, 54:8, 104:15, 146:7, 146:8, 146:9 agrees [1] - 135:17 ahead [3] - 40:16, 66:1, 80:11 Alignment [1] - 2:11 alignment [2] - 101:13, 165:16 allow [9] - 52:15, 108:6, 108:12, 110:3, 122:1, 126:13, 129:8, 146:10, 164:3 allowed [7] - 50:18, 53:3, 126:9, 163:12, 187:6, 187:11, 188:2 allowing [1] - 52:16 allows [1] - 42:14 almost [4] - 87:15, 93:1, 170:5, 189:12 alone [3] - 16:8, 75:5, 158:7 alter [1] - 147:4 aluminum [5] - 15:3, 20:6, 47:8, 113:1, 116:5 amazing [1] - 69:9 amendment [2] - 104:4, 125:11 Amendment [18] - 103:15, 103:17, 109:10, 109:14, 123:14, 124:14, 145:1, 147:9, 148:3, 148:17, 149:3, 152:1, 152:2, 152:7, 152:15, 152:18, 153:14, 183:12 Amendments [1] - 147:3 amount [5] - 19:1, 71:5, 86:18, 141:16, 176:14</p> |
| <p>1</p> <p>1 [2] - 97:10, 152:6 10 [1] - 156:5 10.43 [1] - 75:17 10.43.b [1] - 80:13 10.50 [2] - 2:8, 5:18 100 [3] - 72:7, 78:13, 92:11 101 [1] - 2:11 10b [1] - 147:13 11 [2] - 1:2, 81:6 11.30 [1] - 76:1 11.31.b [1] - 81:6 114R [1] - 56:5 11th [1] - 3:4 120-foot [1] - 114:8 12c [1] - 149:8 12e [1] - 152:15 14 [2] - 59:12, 118:14 14,000 [1] - 109:15 147703 [1] - 195:13 15 [1] - 94:3 152 [1] - 52:3 16 [2] - 5:18, 59:11 1670 [1] - 183:13 17 [2] - 118:15, 183:14 17,675 [1] - 109:15 17-foot [1] - 119:7 1765 [1] - 184:5 1775 [1] - 183:15 179 [2] - 101:9, 102:3 18 [3] - 179:5, 180:1, 180:2 1800 [1] - 14:18 19 [1] - 94:5 1981 [1] - 13:18</p> | <p>4</p> <p>4/27 [1] - 56:10 40 [4] - 108:16, 112:12, 135:11, 173:16 40-foot [1] - 116:13 40A [1] - 5:17 42 [1] - 60:12 43 [2] - 84:14, 84:18</p> <p>5</p> <p>5 [2] - 2:4, 2:9 50 [1] - 156:5 50,000 [1] - 188:1 500 [2] - 56:7, 85:1</p> | <p>6</p> <p>600 [1] - 85:1 617.786.7783/617.639.0396 [1] - 1:17 65 [1] - 48:1 65/35 [1] - 47:17 69 [1] - 132:4 6:35 [1] - 1:3</p> | <p>7</p> <p>75 [1] - 48:10 78 [1] - 114:7</p> | <p>7</p> <p>75 [1] - 48:10 78 [1] - 114:7</p> |
| <p>2</p> <p>20 [5] - 18:2, 18:18, 112:15, 169:1, 169:2 20-foot [1] - 115:6 20-minute [1] - 18:4 2017 [2] - 1:2, 195:8 2022 [1] - 195:14</p> | <p>7</p> <p>75 [1] - 48:10 78 [1] - 114:7</p> | <p>7</p> <p>75 [1] - 48:10 78 [1] - 114:7</p> | <p>7</p> <p>75 [1] - 48:10 78 [1] - 114:7</p> | <p>7</p> <p>75 [1] - 48:10 78 [1] - 114:7</p> |

| | | | | |
|---|--|---|---|---|
| <p>analysis [2] - 139:7, 139:9</p> <p>anchor [1] - 24:4</p> <p>AND [1] - 194:1</p> <p>AND/OR [1] - 195:16</p> <p>ANDREW [5] - 43:10, 48:6, 69:13, 72:7, 90:2</p> <p>Andrew [1] - 43:10</p> <p>animate [1] - 117:3</p> <p>animated [1] - 119:18</p> <p>animation [1] - 120:11</p> <p>answer [6] - 31:8, 31:13, 36:12, 42:6, 75:15, 138:18</p> <p>antenna [1] - 99:12</p> <p>ANTHONY [4] - 187:3, 187:10, 187:17, 189:2</p> <p>anticipate [3] - 47:11, 114:1, 170:15</p> <p>anticipated [1] - 47:12</p> <p>Antrim [1] - 155:18</p> <p>ANY [2] - 195:16, 195:16</p> <p>anyway [2] - 78:14, 133:6</p> <p>apartment [1] - 156:4</p> <p>Appeal [3] - 2:5, 2:7, 5:11</p> <p>Appeals [3] - 6:6, 14:1, 95:12</p> <p>appear [2] - 34:12, 157:9</p> <p>appearance [3] - 19:15, 72:14, 74:17</p> <p>appearances [1] - 34:18</p> <p>appeared [1] - 34:18</p> <p>appearing [2] - 61:15, 133:18</p> <p>Appellant [1] - 8:7</p> <p>Appetite [1] - 16:12</p> <p>apple [1] - 190:14</p> <p>Applicant [2] - 11:15, 11:17</p> <p>applicant [8] - 42:15, 43:5, 52:16, 74:10, 75:12, 77:12, 83:17, 84:3</p> <p>applicants [1] - 64:8</p> <p>application [10] - 2:7, 2:9, 5:13, 11:8, 14:2, 42:14, 63:8, 63:12, 72:11, 152:8</p> <p>applications [1] - 130:4</p> <p>applied [1] - 129:12</p> <p>apply [3] - 6:15, 150:6</p> | <p>APPLY [1] - 195:16</p> <p>applying [2] - 18:17, 69:2</p> <p>appreciate [2] - 63:18, 94:16</p> <p>approach [2] - 77:15, 122:7</p> <p>appropriate [3] - 22:1, 23:16, 27:7</p> <p>approval [4] - 61:6, 108:5, 130:7, 190:10</p> <p>approvals [1] - 103:4</p> <p>approve [10] - 61:7, 109:14, 126:1, 148:2, 148:9, 149:3, 152:7, 153:3, 153:14, 191:6</p> <p>approved [14] - 104:9, 105:13, 108:15, 119:1, 123:6, 149:10, 150:8, 151:3, 151:12, 152:1, 152:13, 152:17, 183:12, 187:18</p> <p>approves [1] - 135:12</p> <p>april [1] - 195:14</p> <p>architect [1] - 13:1</p> <p>Architects [2] - 102:17, 102:18</p> <p>architects [1] - 117:11</p> <p>architectural [4] - 39:8, 39:17, 45:15, 159:3</p> <p>architecture [6] - 21:16, 122:4, 156:17, 157:2, 159:14, 162:17</p> <p>Area [1] - 2:12</p> <p>area [14] - 4:7, 15:6, 24:12, 41:8, 41:10, 101:17, 112:5, 113:5, 115:4, 118:2, 121:18, 143:17, 147:6, 185:6</p> <p>areas [3] - 113:11, 122:14, 122:17</p> <p>argue [2] - 39:6, 109:18</p> <p>arguing [1] - 39:5</p> <p>argument [1] - 52:17</p> <p>Arlington [1] - 156:12</p> <p>arrangements [1] - 45:5</p> <p>art [2] - 33:17, 112:8</p> <p>Article [1] - 81:6</p> <p>articulate [5] - 64:1, 158:17, 174:4, 178:14, 179:14</p> | <p>articulated [6] - 13:2, 113:8, 158:15, 161:4, 161:6, 168:3</p> <p>articulates [1] - 64:3</p> <p>articulation [1] - 182:14</p> <p>artisan [2] - 14:17, 18:12</p> <p>artistic [1] - 33:16</p> <p>artists [1] - 33:17</p> <p>aspect [2] - 102:4, 112:1</p> <p>aspects [2] - 101:10, 101:11</p> <p>asphalt [1] - 163:6</p> <p>assemblage [1] - 4:2</p> <p>assign [1] - 98:3</p> <p>Associate [1] - 1:9</p> <p>associated [2] - 181:6, 186:13</p> <p>Associates [2] - 110:10, 117:10</p> <p>assume [2] - 140:14, 185:16</p> <p>assumed [2] - 8:6, 139:14</p> <p>assumption [1] - 139:9</p> <p>assumptions [1] - 139:13</p> <p>attend [2] - 70:4, 93:5</p> <p>attention [1] - 34:2</p> <p>attitude [1] - 177:11</p> <p>ATTORNEY [26] - 12:4, 12:14, 18:3, 28:14, 31:2, 32:14, 34:13, 34:17, 35:3, 35:13, 37:11, 38:6, 42:12, 43:2, 43:8, 44:6, 45:2, 45:12, 46:4, 46:6, 48:5, 93:15, 187:3, 187:10, 187:17, 189:2</p> <p>attract [2] - 109:17, 135:1</p> <p>attractive [1] - 157:12</p> <p>attribute [1] - 59:13</p> <p>AUDIENCE [6] - 50:6, 51:6, 51:9, 51:18, 52:5, 97:3</p> <p>augmented [2] - 123:10, 123:12</p> <p>August [2] - 4:9, 5:2</p> <p>authority [1] - 126:13</p> <p>automobile [1] - 185:4</p> <p>available [3] - 76:4, 141:18, 186:18</p> <p>avoid [2] - 97:10, 145:17</p> | <p>awarded [1] - 167:14</p> <p>awkward [1] - 146:12</p> <p>awning [5] - 19:17, 21:13, 47:6, 191:10</p> <p>awnings [12] - 45:17, 47:5, 59:17, 113:11, 117:2, 191:6, 191:8, 191:14, 191:17, 192:8, 192:12</p> <p>axiom [1] - 122:18</p> <p>B</p> <p>Bacci [1] - 1:8</p> <p>BACCI [47] - 11:5, 45:7, 66:1, 66:3, 66:14, 71:17, 77:4, 78:15, 81:13, 81:17, 82:11, 88:12, 89:11, 95:6, 100:10, 100:14, 101:5, 129:5, 129:8, 129:18, 139:3, 139:5, 139:15, 140:3, 143:3, 146:1, 146:14, 152:10, 153:6, 162:5, 163:9, 164:1, 164:12, 164:16, 165:5, 165:10, 165:13, 166:3, 175:9, 176:1, 176:6, 180:14, 181:2, 187:14, 188:14, 189:7, 189:12</p> <p>backup [1] - 191:13</p> <p>Baird [1] - 102:18</p> <p>bakeries [1] - 16:11</p> <p>Bakery [1] - 45:9</p> <p>bakery [5] - 16:13, 24:10, 25:12, 38:15, 72:5</p> <p>balance [2] - 81:2, 174:7</p> <p>balancing [1] - 116:3</p> <p>Baldwin [1] - 123:9</p> <p>ball [1] - 157:4</p> <p>band [1] - 176:7</p> <p>bank [2] - 81:15, 82:9</p> <p>banks [1] - 82:8</p> <p>Bar [30] - 12:16, 16:5, 16:8, 16:10, 19:2, 19:6, 23:1, 25:2, 25:14, 37:9, 38:1, 38:8, 39:2, 39:15, 43:6, 43:12, 44:1, 56:9, 56:14, 56:18, 57:8, 57:13, 58:13, 67:1, 67:12, 68:14, 74:10, 74:12, 74:13, 89:4</p> | <p>bar [1] - 14:4</p> <p>BARR [6] - 134:7, 139:8, 140:2, 140:4, 143:9, 146:4</p> <p>Barr [1] - 134:7</p> <p>bars [1] - 82:6</p> <p>base [1] - 4:16</p> <p>baseball [2] - 175:8, 178:2</p> <p>based [10] - 6:11, 8:4, 8:12, 13:7, 15:8, 65:13, 95:11, 135:11, 179:1, 190:16</p> <p>basis [3] - 30:4, 50:10, 144:16</p> <p>bay [1] - 140:8</p> <p>Beacon [3] - 56:5, 154:14, 156:1</p> <p>become [4] - 22:14, 145:10, 146:11, 180:15</p> <p>becomes [1] - 145:13</p> <p>begin [1] - 103:18</p> <p>beginning [1] - 19:5</p> <p>behalf [1] - 136:2</p> <p>behind [1] - 173:18</p> <p>below [1] - 157:7</p> <p>benches [1] - 162:13</p> <p>benefit [4] - 98:1, 98:7, 99:4, 166:6</p> <p>Bertucci's [1] - 85:12</p> <p>best [9] - 21:4, 27:3, 63:9, 88:15, 91:14, 91:16, 94:18, 114:16, 115:7</p> <p>better [15] - 15:14, 22:16, 27:7, 29:6, 31:14, 31:17, 83:5, 100:9, 116:2, 133:11, 141:16, 158:5, 160:7, 164:4, 192:12</p> <p>between [14] - 44:14, 47:11, 47:12, 107:6, 108:17, 109:1, 118:10, 118:14, 118:18, 122:11, 124:11, 131:18, 164:6</p> <p>beyond [2] - 55:5, 167:4</p> <p>bicycle [4] - 138:5, 155:9, 156:10</p> <p>bicycles [1] - 154:15</p> <p>bicycling [1] - 156:12</p> <p>big [7] - 100:17, 132:13, 157:9, 160:9, 173:15, 174:4, 185:13</p> <p>bigger [3] - 101:1, 101:1</p> |
|---|--|---|---|---|

| | | | | |
|--|--|---|---|--|
| <p>160:15, 173:14 BIGOLIN [2] - 189:17, 190:3 Bigolin [2] - 1:12, 86:17 bike [11] - 118:4, 119:10, 154:12, 154:13, 155:1, 155:4, 170:14, 184:12, 184:14, 184:17, 184:18 bikes [3] - 119:9, 184:18, 185:4 biking [1] - 142:2 Billay [1] - 70:3 bit [17] - 19:11, 20:17, 61:1, 65:5, 72:10, 74:3, 85:4, 120:10, 136:16, 137:3, 142:3, 166:1, 178:10, 178:15, 178:17, 181:14, 184:4 bite [1] - 190:14 bituminous [1] - 118:7 black [3] - 15:3, 67:18, 157:11 blank [1] - 158:9 block [9] - 61:4, 143:13, 149:9, 149:12, 149:14, 149:17, 150:1, 150:5, 151:13 blocks [7] - 107:8, 107:9, 108:2, 155:12, 155:14, 156:4, 156:10 BOARD [1] - 1:1 Board [93] - 2:4, 2:5, 2:6, 3:5, 3:11, 3:17, 4:11, 5:11, 6:3, 6:6, 6:7, 6:8, 6:13, 6:18, 7:5, 8:2, 8:7, 9:5, 11:12, 13:10, 14:1, 20:13, 34:12, 34:16, 36:5, 36:10, 36:16, 37:10, 40:8, 41:3, 41:9, 45:6, 48:18, 49:15, 51:13, 51:16, 51:17, 53:6, 54:2, 55:7, 61:2, 61:16, 62:8, 62:11, 62:12, 63:7, 63:8, 63:15, 64:3, 65:9, 65:12, 77:10, 77:15, 83:2, 86:9, 86:12, 86:13, 87:4, 88:6, 88:8, 91:17, 93:4, 94:7, 95:12, 98:5, 98:16, 98:18, 99:1, 99:2, 99:5, 101:9, 102:7,</p> | <p>102:13, 104:9, 105:12, 108:5, 109:5, 109:13, 126:1, 127:10, 130:15, 131:5, 134:1, 134:3, 135:12, 150:7, 151:5, 154:5, 187:5, 193:13, 194:6, 194:15 board [16] - 20:12, 30:12, 48:13, 50:17, 60:17, 116:1, 121:1, 122:8, 127:12, 139:1, 148:4, 161:14, 162:3, 171:5, 171:7, 187:3 Board's [2] - 15:11, 98:13 boards [1] - 20:16 Boards [2] - 64:8, 64:12 bodies [2] - 32:12, 97:11 body [2] - 60:16, 60:18 Bon [1] - 16:12 book [1] - 121:8 Boston [7] - 22:9, 25:4, 25:6, 68:17, 69:7, 136:17, 138:5 bottom [3] - 16:17, 118:10, 163:2 bought [1] - 150:12 boulevard [1] - 132:7 Boulevard [22] - 110:16, 111:8, 111:14, 112:15, 114:10, 115:3, 116:8, 116:15, 117:14, 118:1, 119:4, 119:13, 121:14, 122:9, 122:12, 123:3, 132:9, 138:1, 143:13, 159:5, 160:4, 172:15 boundaries [3] - 107:3, 108:6, 147:16 boundary [1] - 184:2 bounds [1] - 147:14 boutique [1] - 26:2 bowl [1] - 16:17 brainchild [1] - 12:17 brand [3] - 22:15, 25:2, 68:12 Brattle [4] - 2:6, 2:7, 5:12, 5:14 break [3] - 25:17, 62:17, 100:18</p> | <p>breakdown [1] - 47:11 breaker [1] - 94:15 breakfast [1] - 57:11 bridge [1] - 136:18 Bridge [6] - 124:17, 124:18, 125:2, 136:11, 136:13, 136:14 bridges [1] - 137:1 brief [3] - 11:15, 18:4, 60:11 briefly [6] - 28:14, 43:9, 53:2, 55:8, 109:10, 134:3 brighter [1] - 158:11 bring [6] - 22:7, 113:11, 131:12, 131:16, 134:18, 181:3 bringing [2] - 23:18, 33:11 BRISTOL [1] - 195:3 broad [2] - 25:3, 27:1 broadcasting [2] - 17:5, 17:11 broader [2] - 21:5, 22:4 broadly [1] - 28:5 Broadway [1] - 1:4 broken [2] - 15:9, 158:13 Brothers [1] - 141:10 brought [2] - 6:4, 173:18 build [10] - 106:9, 107:18, 135:18, 136:9, 137:1, 137:9, 137:13, 166:15, 188:6 building [68] - 21:15, 21:16, 42:13, 43:1, 72:6, 101:18, 106:8, 106:9, 106:16, 107:13, 108:13, 110:12, 111:3, 111:12, 112:9, 112:12, 117:3, 117:5, 117:8, 117:15, 118:2, 118:10, 118:14, 120:4, 121:15, 122:18, 127:18, 134:13, 136:18, 144:13, 150:1, 154:4, 154:8, 156:18, 157:4, 157:18, 158:4, 159:5, 160:2, 160:3, 160:12, 160:13, 162:6, 162:7, 164:7,</p> | <p>164:18, 168:1, 168:4, 168:5, 170:1, 171:1, 172:4, 174:1, 174:15, 175:12, 175:14, 176:3, 177:2, 179:3, 179:7, 186:4, 187:16, 188:18, 189:13, 191:6, 192:3 Building [5] - 2:13, 3:16, 112:10, 116:3, 116:8 buildings [27] - 4:1, 76:10, 81:11, 101:4, 108:17, 120:6, 122:12, 145:16, 147:11, 149:17, 150:6, 150:13, 158:8, 160:1, 161:10, 161:11, 168:1, 168:11, 170:4, 172:17, 173:10, 173:16, 173:17, 177:3, 187:9, 188:17, 191:17 built [5] - 71:5, 135:4, 137:2, 145:7, 146:2 bus [4] - 119:17, 119:18, 131:9, 132:4 Business [1] - 2:10 BUSINESS [1] - 2:2 business [10] - 18:15, 26:7, 70:12, 73:12, 80:15, 93:17, 99:9, 101:8, 156:15 businesses [3] - 28:18, 81:2, 115:14 busses [5] - 131:8, 131:10, 131:14, 131:17, 132:15 busy [2] - 3:12, 120:1 butt [1] - 99:8 buy [1] - 140:16 buying [1] - 144:6 BZA [36] - 5:15, 6:3, 6:16, 7:8, 8:18, 9:14, 10:1, 10:11, 10:16, 33:2, 45:9, 47:15, 51:11, 54:16, 54:17, 56:8, 62:3, 66:8, 66:17, 67:15, 68:2, 68:8, 74:6, 76:2, 82:15, 83:9, 91:10, 95:3, 96:17, 97:1, 98:14, 99:3, 99:6, 99:7, 99:17, 99:18 BZA's [2] - 79:4, 99:8</p> | <p>C</p> <p>cakes [1] - 72:4 calculate [1] - 84:11 calendar [1] - 105:15 calms [1] - 189:4 CAMBRIDGE [1] - 1:1 Cambridge [21] - 1:5, 13:15, 16:9, 19:6, 21:5, 22:6, 23:18, 25:6, 27:5, 30:8, 33:15, 61:9, 68:13, 122:16, 123:6, 125:4, 131:11, 132:2, 138:4, 189:5, 189:10 Cambridgeside [1] - 133:5 cannot [6] - 6:4, 131:4, 163:8, 163:9, 163:16, 166:2 canopy [1] - 116:17 cantilever [2] - 157:6, 175:7 canvas [1] - 112:8 cap [4] - 157:4, 175:8, 178:2 capacity [1] - 93:1 CAPTURING [1] - 1:17 care [2] - 27:11, 184:8 CAROLINE [2] - 56:4, 57:14 Caroline [1] - 56:4 carries [1] - 157:2 cars [1] - 185:14 CARTER [5] - 31:6, 31:10, 35:1, 47:1, 47:4 Carter [1] - 13:1 carved [1] - 41:5 case [19] - 13:16, 14:7, 14:10, 39:5, 39:6, 45:1, 83:18, 84:3, 84:4, 87:9, 90:12, 98:15, 98:17, 100:6, 101:9, 102:3, 120:7, 149:16, 150:8 cases [8] - 3:13, 3:15, 8:4, 13:17, 98:14, 98:15, 99:12, 99:13 category [1] - 148:2 Catherine [2] - 195:4, 195:11 cedar [1] - 116:6 Center [1] - 90:9 center [5] - 84:6, 106:3, 121:6, 175:13, 186:5</p> |
|--|--|---|---|--|

| | | | | |
|--|--|---|---|--|
| <p>CEO [1] - 12:17 cereal [5] - 16:15, 16:17, 56:17, 67:2, 67:3 certain [6] - 28:3, 28:4, 91:16, 101:14, 154:11, 168:3 certainly [11] - 34:4, 73:7, 74:5, 82:7, 98:10, 134:10, 143:18, 144:1, 145:2, 146:5, 185:14 certainty [1] - 93:17 Certificate [1] - 130:8 CERTIFICATION [1] - 195:15 Certified [2] - 195:4, 195:12 certify [1] - 195:5 CERTIFYING [1] - 195:17 Chair [2] - 1:6, 79:11 chair [5] - 3:8, 50:7, 53:10, 77:4, 97:8 Chairman [2] - 102:6, 102:12 challenge [1] - 28:5 challenging [1] - 172:11 chance [6] - 31:14, 31:17, 32:2, 61:1, 61:9, 99:1 Chang [1] - 57:7 change [39] - 8:10, 13:13, 14:9, 14:14, 18:15, 20:9, 20:18, 22:2, 29:15, 30:3, 40:1, 47:7, 54:18, 55:4, 65:16, 74:15, 80:16, 82:15, 82:17, 83:8, 84:7, 87:15, 87:16, 91:2, 92:4, 93:9, 94:9, 108:15, 123:15, 127:1, 150:12, 153:11, 153:14, 179:3, 183:5, 187:4, 188:4, 194:6 CHANGE [6] - 194:8, 194:9, 194:10, 194:11, 194:12, 194:13 changed [5] - 69:15, 70:1, 70:5, 74:14, 75:13 changes [47] - 2:8, 6:9, 6:11, 7:10, 8:18, 9:2, 10:8, 12:10, 13:6, 13:11, 14:11, 15:17, 16:1,</p> | <p>21:11, 27:6, 28:16, 29:8, 29:9, 35:5, 36:9, 39:8, 39:17, 45:15, 45:16, 46:14, 53:12, 55:11, 56:3, 62:1, 62:6, 63:17, 64:1, 64:16, 70:6, 70:8, 74:9, 74:18, 95:10, 100:12, 133:8, 134:11, 138:4, 147:4, 147:10, 152:16, 194:16 changing [1] - 47:7 Chapter [1] - 5:17 character [1] - 80:17 characteristics [3] - 76:10, 81:10, 151:2 characterized [1] - 185:12 chart [1] - 59:12 chefs [2] - 22:13, 22:14 chess [1] - 121:7 Childs [1] - 60:13 Chilinski [4] - 102:16, 110:9, 110:10 CHILINSKI [16] - 110:9, 171:13, 172:10, 177:5, 177:8, 177:16, 179:9, 179:13, 179:16, 179:18, 180:6, 181:18, 182:4, 183:6, 183:14, 184:3 chime [1] - 40:3 choices [2] - 60:3, 157:15 choose [2] - 51:3, 95:14 chooses [1] - 126:6 chose [1] - 99:17 CHRIS [1] - 117:9 Chris [5] - 102:17, 110:7, 114:4, 117:6, 159:13 chris [1] - 117:9 Christina [4] - 16:4, 16:7, 68:7 Christina's [1] - 22:11 chrome [1] - 159:1 churn [1] - 28:7 circling [2] - 142:6, 143:8 circulation [3] - 118:17, 122:2, 130:17 circumstances [2] - 52:18, 75:14 cited [1] - 14:13</p> | <p>citizen [1] - 65:8 City [7] - 13:15, 30:8, 56:16, 122:15, 123:6, 125:3, 136:17 city [9] - 72:15, 73:6, 76:14, 92:12, 98:5, 100:7, 103:18, 128:1, 144:10 CITY [1] - 1:1 City's [1] - 4:15 civic [1] - 92:14 claim [1] - 58:12 clarification [3] - 51:7, 66:4, 97:4 clarify [3] - 45:8, 45:14, 66:11 clarifying [2] - 175:5, 191:2 clause [1] - 136:3 clear [4] - 88:7, 150:7, 171:4, 176:12 clearer [2] - 71:15, 71:18 clearly [4] - 77:16, 153:5, 158:2, 171:14 climate [1] - 94:9 climbing [2] - 121:16 close [5] - 83:14, 83:16, 89:7, 155:6 closest [1] - 110:2 closing [1] - 127:4 cloudy [1] - 66:7 co [3] - 22:7, 25:8, 33:11 co-tenancy [1] - 25:8 co-tenant [2] - 22:7, 33:11 cognizant [1] - 164:9 Cohen [4] - 1:6, 1:8, 102:6, 102:12 COHEN [192] - 3:3, 5:7, 5:10, 9:8, 9:10, 9:11, 9:15, 9:18, 10:5, 10:15, 11:2, 11:6, 12:6, 17:3, 17:9, 17:12, 17:16, 30:10, 30:12, 34:10, 40:8, 40:10, 40:12, 40:14, 42:5, 42:18, 43:6, 44:16, 45:3, 45:13, 46:10, 47:10, 48:1, 48:13, 49:4, 49:9, 49:18, 50:3, 50:4, 50:11, 51:8, 51:14, 52:2, 52:7, 53:5, 53:10, 53:14, 53:15, 53:17, 54:1, 54:7, 54:11, 55:6, 57:5, 57:18, 58:4,</p> | <p>60:9, 61:12, 61:15, 64:9, 65:18, 66:2, 71:7, 71:11, 71:15, 72:8, 72:9, 73:18, 74:1, 75:2, 75:4, 75:15, 77:3, 77:5, 77:7, 77:8, 78:3, 78:5, 78:6, 78:11, 78:14, 79:1, 79:3, 79:8, 81:14, 82:1, 82:12, 83:14, 84:8, 85:15, 88:18, 89:2, 89:12, 89:17, 89:18, 90:7, 90:15, 91:6, 92:9, 94:11, 95:4, 95:7, 95:15, 95:16, 96:2, 96:7, 96:11, 96:14, 96:16, 97:1, 97:6, 97:8, 97:13, 97:14, 98:8, 99:10, 100:3, 100:16, 101:1, 101:3, 101:7, 127:12, 127:15, 128:7, 128:14, 129:2, 129:7, 130:10, 133:15, 133:18, 139:1, 139:4, 146:15, 148:8, 148:11, 148:12, 148:14, 148:15, 148:18, 149:2, 149:6, 150:9, 151:8, 151:10, 151:16, 152:3, 152:5, 152:9, 152:11, 152:13, 153:7, 153:16, 153:17, 154:1, 154:3, 161:18, 162:3, 166:8, 166:16, 167:1, 167:6, 167:10, 167:16, 167:17, 169:5, 169:10, 169:16, 170:17, 170:18, 171:11, 181:3, 181:8, 181:11, 183:10, 183:15, 185:3, 185:15, 186:3, 186:6, 186:10, 186:14, 187:8, 187:13, 189:14, 190:8, 191:1, 191:4, 192:5, 192:10, 192:15, 193:7, 193:10 coherent [1] - 88:1 collaboration [1] - 56:14 colleagues [2] - 40:5, 84:10</p> | <p>college [1] - 24:13 colliding [1] - 160:1 color [16] - 20:3, 20:4, 33:13, 46:15, 47:1, 47:4, 47:5, 76:7, 81:8, 113:12, 116:5, 117:4, 120:10, 157:15, 162:14, 162:16 coloring [1] - 20:2 colors [1] - 60:3 column [1] - 179:6 combination [4] - 32:8, 56:18, 120:8, 120:12 combining [2] - 18:8, 18:9 comfortable [3] - 43:16, 121:10, 151:18 coming [9] - 3:17, 4:3, 11:3, 24:2, 28:3, 28:8, 31:14, 171:17, 184:13 comment [12] - 2:14, 58:3, 58:10, 60:14, 94:12, 98:17, 102:3, 130:11, 155:7, 155:8, 193:2 commented [2] - 19:9, 19:16 comments [31] - 12:2, 40:9, 54:15, 65:1, 97:9, 103:6, 103:9, 104:5, 127:5, 134:5, 134:9, 146:17, 154:6, 154:7, 161:13, 161:17, 162:1, 162:4, 165:3, 165:16, 168:3, 169:8, 169:11, 171:10, 171:15, 171:16, 175:12, 179:12, 189:15, 190:5, 190:12 commercial [1] - 106:6 Commission [1] - 195:14 committed [1] - 125:15 Committee [2] - 4:8, 59:10 common [2] - 73:9, 116:14 Common [3] - 103:5, 120:4, 123:9 COMMONWEALTH [1] - 195:2 communal [2] - 18:13, 29:3</p> |
|--|--|---|---|--|

| | | | | |
|---|---|---|--|--|
| <p>communicate [1] - 99:6</p> <p>communication [2] - 86:18, 99:3</p> <p>communications [2] - 49:6, 53:8</p> <p>communities [3] - 23:12, 28:6, 70:15</p> <p>Community [5] - 1:11, 2:2, 3:7, 104:1, 194:3</p> <p>community [18] - 4:14, 20:13, 21:5, 23:6, 24:5, 26:3, 27:5, 27:16, 29:3, 49:3, 62:14, 64:8, 68:9, 68:13, 71:1, 112:3, 113:18, 156:13</p> <p>companies [3] - 18:10, 29:5, 44:10</p> <p>company [1] - 71:6</p> <p>comparable [1] - 126:17</p> <p>comparison [1] - 151:7</p> <p>compatible [2] - 76:9, 81:9</p> <p>complementary [4] - 22:15, 26:8, 28:11, 31:18</p> <p>complete [3] - 126:10, 161:3, 177:10</p> <p>completed [4] - 105:2, 105:14, 106:16, 120:18</p> <p>completely [5] - 19:2, 39:2, 158:9, 165:15, 174:11</p> <p>completes [1] - 109:7</p> <p>completing [1] - 19:3</p> <p>complicated [3] - 44:17, 136:17, 137:3</p> <p>composed [1] - 178:10</p> <p>composite [1] - 116:4</p> <p>compositional [1] - 173:9</p> <p>compost [2] - 17:1, 18:5</p> <p>computer [1] - 52:3</p> <p>concept [26] - 19:6, 20:17, 24:1, 24:15, 27:9, 27:10, 29:16, 30:8, 30:16, 32:6, 32:18, 37:9, 38:17, 38:18, 39:15, 41:6, 46:9, 46:18, 60:6, 65:10, 68:10, 83:11, 83:13, 147:5, 158:7,</p> | <p>188:4</p> <p>concepts [1] - 26:17</p> <p>conceptually [1] - 27:2</p> <p>concern [2] - 143:8, 146:1</p> <p>concerns [2] - 29:11, 184:16</p> <p>concert [1] - 173:13</p> <p>concluded [1] - 50:15</p> <p>concludes [2] - 109:8, 127:8</p> <p>conclusion [1] - 79:4</p> <p>concrete [2] - 118:7, 122:17</p> <p>condition [6] - 6:17, 120:14, 126:4, 147:13, 149:8, 152:15</p> <p>conditions [13] - 2:8, 6:5, 6:10, 7:11, 8:10, 12:10, 13:6, 15:7, 30:4, 62:2, 95:10, 127:7, 153:12</p> <p>conference [1] - 69:18</p> <p>confident [2] - 130:5, 130:8</p> <p>configuration [2] - 110:18, 111:1</p> <p>configurations [1] - 32:16</p> <p>confused [1] - 43:18</p> <p>congestion [4] - 47:14, 77:1, 80:16, 92:2</p> <p>connect [1] - 130:6</p> <p>connected [1] - 170:8</p> <p>connecting [1] - 138:4</p> <p>connection [1] - 111:15</p> <p>consensus [1] - 50:1</p> <p>consent [11] - 7:6, 7:7, 7:17, 8:3, 9:16, 54:13, 62:2, 95:8, 95:11, 96:5, 96:9</p> <p>consents [1] - 6:18</p> <p>consequence [1] - 84:1</p> <p>consider [2] - 8:7, 99:2</p> <p>consideration [1] - 71:14</p> <p>considered [1] - 139:6</p> <p>consisted [1] - 67:2</p> <p>consistent [7] - 49:6, 49:10, 105:11, 118:18, 119:6,</p> | <p>147:17, 174:7</p> <p>constant [1] - 28:7</p> <p>construct [1] - 109:4</p> <p>constructed [2] - 105:3, 118:9</p> <p>construction [9] - 104:7, 105:11, 108:2, 118:11, 125:2, 135:16, 163:18, 164:10, 164:14</p> <p>consult [2] - 99:7, 183:8</p> <p>consumption [1] - 89:3</p> <p>containing [1] - 151:13</p> <p>content [1] - 53:7</p> <p>context [4] - 37:12, 37:18, 120:16, 145:1</p> <p>continuance [1] - 35:14</p> <p>continuation [1] - 193:3</p> <p>continue [10] - 23:15, 50:1, 89:9, 90:8, 132:4, 132:12, 135:14, 145:2, 190:6, 190:17</p> <p>continued [2] - 90:9, 90:11</p> <p>continuity [2] - 178:12, 178:16</p> <p>contribute [1] - 49:17</p> <p>CONTROL [1] - 195:16</p> <p>convenient [1] - 142:1</p> <p>conversation [1] - 22:4</p> <p>conversations [4] - 36:6, 137:6, 146:6, 179:1</p> <p>convince [1] - 68:16</p> <p>convincing [1] - 156:14</p> <p>cookie [5] - 38:9, 38:11, 67:3, 67:4, 97:5</p> <p>cookies [5] - 17:1, 18:5, 67:11, 72:3, 83:12</p> <p>cool [1] - 159:1</p> <p>core [4] - 106:5, 106:18, 108:14, 110:4</p> <p>corner [12] - 92:6, 92:12, 110:16, 111:8, 111:15, 116:11, 116:13,</p> | <p>157:3, 159:6, 176:11, 179:6, 181:14</p> <p>corners [2] - 114:9, 158:12</p> <p>correct [9] - 41:18, 46:14, 48:4, 57:14, 130:1, 150:14, 183:13, 183:16, 185:18</p> <p>correction [1] - 194:6</p> <p>corrections [1] - 194:15</p> <p>correctly [2] - 35:16, 64:10</p> <p>correspondence [1] - 49:1</p> <p>corresponds [1] - 84:17</p> <p>cost [1] - 126:10</p> <p>cotenancy [1] - 21:7</p> <p>Counselor [1] - 44:16</p> <p>country [2] - 16:11, 111:18</p> <p>couple [8] - 8:3, 32:10, 92:6, 143:4, 162:6, 184:6, 184:7</p> <p>course [2] - 29:13, 87:6</p> <p>courthouses [1] - 133:3</p> <p>covered [1] - 185:2</p> <p>covers [1] - 104:16</p> <p>crack [1] - 18:5</p> <p>Craigie [1] - 136:14</p> <p>Crazy [1] - 85:13</p> <p>cream [4] - 16:16, 67:2, 67:3</p> <p>create [5] - 24:1, 76:4, 106:2, 111:15, 135:5</p> <p>created [2] - 116:11, 149:18</p> <p>creates [5] - 16:12, 16:13, 25:16, 112:3, 134:16</p> <p>creating [2] - 132:8, 134:14</p> <p>creative [1] - 162:17</p> <p>crew [1] - 87:6</p> <p>critical [1] - 100:5</p> <p>cross [4] - 129:12, 130:3, 130:5, 142:15</p> <p>Crossing [1] - 141:11</p> <p>crossing [1] - 189:9</p> <p>Crust [3] - 85:5, 85:8, 85:9</p> <p>curious [5] - 36:8, 72:10, 139:18, 156:18, 166:8</p> | <p>cut [2] - 122:11, 182:6</p> <p>cycle [3] - 119:2, 119:17, 135:10</p> <hr/> <p>D</p> <hr/> <p>dark [1] - 116:4</p> <p>Darren [1] - 102:18</p> <p>dashed [1] - 191:13</p> <p>date [1] - 194:7</p> <p>dates [1] - 90:14</p> <p>David [9] - 57:7, 102:16, 110:6, 110:7, 110:9, 121:2, 169:7, 171:2, 191:14</p> <p>DAVID [16] - 110:9, 171:13, 172:10, 177:5, 177:8, 177:16, 179:9, 179:13, 179:16, 179:18, 180:6, 181:18, 182:4, 183:6, 183:14, 184:3</p> <p>David's [2] - 175:12, 183:1</p> <p>days [1] - 85:18</p> <p>deal [2] - 78:2, 171:16</p> <p>dealt [1] - 70:14</p> <p>debate [1] - 78:9</p> <p>decade [2] - 84:14, 104:16</p> <p>deceiving [1] - 157:17</p> <p>decide [6] - 83:1, 88:9, 91:3, 97:15, 181:17</p> <p>deciding [2] - 60:18, 65:14</p> <p>decision [16] - 7:14, 10:2, 45:18, 46:2, 60:16, 62:5, 64:3, 65:13, 74:5, 75:6, 79:4, 95:1, 95:3, 102:3, 147:13, 149:13</p> <p>decisions [3] - 59:7, 98:6, 144:18</p> <p>dedicated [1] - 155:10</p> <p>Deeds [1] - 133:3</p> <p>deeply [1] - 27:11</p> <p>definitely [3] - 138:2, 182:8, 188:15</p> <p>definition [3] - 65:14, 149:11, 186:11</p> <p>delay [4] - 84:2, 125:17, 127:17, 134:5</p> <p>delayed [1] - 106:15</p> <p>delegate [1] - 126:11</p> |
|---|---|---|--|--|

| | | | | |
|--|---|---|--|---|
| <p>deliberation [1] - 60:7 delicious [1] - 18:12 delivered [1] - 194:3 delivery [1] - 144:4 delved [1] - 146:5 demand [1] - 187:12 demonstrated [1] - 79:14 demonstrating [1] - 80:6 denial [4] - 14:13, 20:11, 30:5, 78:16 denials [1] - 13:9 denied [2] - 61:8, 72:11 density [2] - 32:12, 147:5 deny [1] - 61:8 denying [1] - 90:9 depart [1] - 189:6 Department [3] - 2:3, 3:7, 194:3 depicted [1] - 112:6 depositing [1] - 136:4 described [2] - 64:10, 111:4 describes [1] - 6:11 description [2] - 64:1, 93:10 Design [1] - 2:13 design [72] - 2:14, 3:13, 3:15, 5:5, 15:3, 15:13, 15:16, 15:18, 19:8, 19:11, 21:14, 32:15, 32:16, 33:5, 33:18, 36:5, 46:14, 47:2, 47:3, 60:6, 65:4, 65:5, 68:1, 69:17, 70:2, 70:5, 70:6, 72:16, 76:7, 77:1, 77:8, 77:10, 77:11, 77:13, 77:14, 81:7, 86:14, 97:17, 98:6, 99:6, 100:5, 101:12, 101:18, 102:4, 103:9, 103:16, 104:2, 109:3, 109:6, 109:7, 110:8, 110:11, 111:6, 120:15, 134:17, 135:9, 147:15, 149:10, 150:16, 154:4, 154:8, 166:15, 169:11, 172:7, 181:16, 190:10, 190:18, 191:18, 192:18, 193:3 design-oriented [1] - 98:6</p> | <p>design/build [3] - 166:13, 166:14, 167:13 designated [1] - 155:5 designed [3] - 23:5, 70:18, 97:10 despite [1] - 26:15 dessert [11] - 19:3, 22:17, 23:2, 26:11, 32:4, 32:6, 57:8, 57:10, 63:16, 67:6, 72:4 desserts [2] - 18:6, 24:10 destinations [1] - 133:1 destructive [1] - 92:13 detail [3] - 11:17, 19:11, 114:5 details [2] - 135:11, 139:12 determination [10] - 7:9, 8:17, 9:1, 10:7, 12:13, 62:4, 73:2, 82:16, 94:7, 95:13 determine [10] - 2:8, 7:17, 9:5, 10:9, 12:1, 82:14, 92:17, 137:3, 147:2, 152:6 determined [1] - 93:3 determining [1] - 8:14 detour [4] - 124:16, 124:18, 125:1, 125:10 develop [1] - 170:9 developed [2] - 46:1, 106:13 developing [1] - 38:1 development [13] - 4:15, 5:5, 69:9, 129:14, 147:8, 147:18, 151:2, 151:9, 152:17, 153:2, 173:11, 173:15, 175:13 Development [6] - 1:11, 2:3, 3:7, 102:15, 104:1, 194:3 developments [2] - 35:5, 37:17 deviate [1] - 183:18 deviation [1] - 150:2 diamond [1] - 182:7 differ [1] - 50:9 difference [2] - 84:5, 132:13 different [38] - 14:3, 14:8, 19:3, 19:13,</p> | <p>20:5, 21:17, 23:4, 24:8, 24:9, 25:1, 25:14, 26:16, 35:11, 37:17, 38:16, 39:3, 41:2, 41:4, 49:7, 51:11, 57:16, 60:5, 60:16, 63:12, 64:5, 65:4, 70:15, 83:13, 86:1, 86:4, 86:6, 87:6, 93:14, 135:10, 149:16, 170:4, 173:5, 188:4 differently [4] - 23:5, 33:18, 70:18, 84:1 difficult [3] - 56:12, 86:8, 109:17 dimension [2] - 41:3, 174:10 dimensionally [1] - 174:5 dimensions [2] - 63:14, 114:6 dine [12] - 26:7, 26:13, 28:10, 29:10, 29:16, 31:15, 31:16, 32:7, 32:9, 48:1, 48:2, 48:10 dine-in [9] - 26:7, 29:10, 29:16, 31:16, 32:7, 32:9, 48:1, 48:2, 48:10 dining [4] - 15:1, 19:4, 30:16, 47:12 dinner [1] - 156:6 direct [2] - 29:17, 173:2 DIRECT [1] - 195:16 direction [5] - 33:5, 68:1, 85:6, 171:3, 171:4 DIRECTION [1] - 195:17 directly [2] - 112:2, 142:8 Director [2] - 102:14, 134:8 directory [1] - 112:7 disagree [1] - 84:9 disagreeing [1] - 178:3 disappointed [1] - 167:18 disclosed [1] - 14:2 discrepancies [1] - 59:13 discuss [3] - 101:11, 103:14, 158:6 discussed [2] - 36:10, 37:9 discussing [1] - 4:14 discussion [13] -</p> | <p>40:11, 40:15, 50:17, 51:2, 89:13, 90:17, 94:17, 101:14, 136:10, 144:12, 148:5, 189:16, 190:17 discussions [1] - 163:15 display [1] - 114:4 dispose [1] - 75:10 distance [2] - 80:2, 116:9 distinct [1] - 28:18 distinctive [1] - 70:8 distinctively [1] - 25:14 District [1] - 56:17 district [2] - 81:2, 183:3 ditto [1] - 95:6 DivCo [28] - 102:15, 103:1, 103:13, 104:14, 104:18, 105:3, 106:9, 107:6, 107:11, 107:13, 109:3, 123:17, 124:2, 125:3, 125:8, 125:11, 125:15, 126:6, 126:8, 126:13, 127:7, 131:6, 131:7, 135:9, 135:17, 138:2, 138:7, 153:5 dive [1] - 181:4 dock [2] - 140:8, 160:6 Doe [1] - 55:16 DOES [1] - 195:16 dollar [1] - 60:13 Donald [1] - 8:4 done [7] - 15:16, 16:18, 21:4, 30:6, 124:17, 138:2, 163:17 DONOVAN [1] - 60:11 Donovan [1] - 60:12 door [2] - 105:5, 116:5 doors [1] - 114:11 DOT [1] - 129:8 dotted [1] - 121:10 double [6] - 76:6, 78:7, 117:17, 118:15, 119:15, 123:2 Dough [1] - 85:13 down [15] - 5:15, 18:16, 39:18, 87:2, 94:4, 112:13, 116:14, 118:9, 119:13, 132:3,</p> | <p>132:10, 143:13, 157:7, 167:7, 189:4 Downtown [1] - 141:10 downturns [1] - 24:6 drawing [2] - 20:12, 163:3 dress [1] - 166:5 Drew [5] - 37:14, 38:9, 43:3, 66:17, 69:8 drive [5] - 28:9, 155:17, 155:18, 156:4, 188:18 driven [2] - 114:15, 120:12 drives [1] - 111:6 driving [9] - 26:6, 73:13, 135:3, 143:2, 143:5, 155:8, 156:5, 186:15, 188:16 drop [2] - 132:15, 139:18 due [1] - 136:15 duration [1] - 143:16 during [5] - 2:14, 114:16, 115:1, 158:2, 163:15</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>e-mail [1] - 37:12 e-mails [1] - 11:13 early [4] - 85:18, 123:4, 131:13, 134:14 earmarked [1] - 112:4 ears [1] - 21:9 easily [1] - 34:6 east [2] - 111:12, 117:14 East [2] - 131:10, 189:9 easy [2] - 34:4, 57:4 eat [5] - 18:12, 26:9, 26:10, 26:11 economic [2] - 24:6, 38:18 edge [2] - 95:1, 121:11 EF [2] - 5:3, 125:13 effect [2] - 29:17, 135:5 efficiently [1] - 75:11 effort [2] - 29:14, 126:17 eight [4] - 34:6, 160:14, 160:17, 189:4 eight-inch [2] - 160:14, 160:17</p> |
|--|---|---|--|---|

| | | | | |
|--|--|--|--|--|
| <p>either [13] - 35:10, 60:5, 68:18, 91:3, 99:4, 112:17, 113:13, 115:13, 126:13, 132:10, 136:4, 142:8, 173:8</p> <p>electronically [1] - 194:4</p> <p>elegant [1] - 170:7</p> <p>element [5] - 113:14, 174:5, 178:1, 178:5</p> <p>elements [7] - 13:5, 117:2, 121:7, 123:8, 123:11, 135:10, 147:7</p> <p>elevated [5] - 116:10, 166:17, 167:3, 167:4, 168:16</p> <p>elevation [3] - 121:13, 159:18, 160:4</p> <p>elevations [1] - 191:13</p> <p>elevator [2] - 115:13, 167:9</p> <p>eliminated [2] - 19:18, 20:1</p> <p>employee [1] - 155:6</p> <p>employees [2] - 154:17, 155:5</p> <p>enables [2] - 106:2, 107:13</p> <p>enclosed [1] - 160:8</p> <p>encourage [2] - 76:6, 77:15</p> <p>end [6] - 105:14, 113:13, 145:6, 158:15, 175:4, 180:8</p> <p>energy [3] - 24:9, 63:18, 117:4</p> <p>enforce [1] - 146:10</p> <p>engagement [2] - 112:3, 113:18</p> <p>engages [1] - 111:13</p> <p>enhance [1] - 180:18</p> <p>enliven [1] - 191:16</p> <p>enlivened [1] - 121:16</p> <p>entering [1] - 25:6</p> <p>enterprise [1] - 61:5</p> <p>entire [8] - 6:1, 15:6, 69:6, 77:18, 115:15, 151:17, 173:11</p> <p>entirely [2] - 33:8, 38:18</p> <p>entity [8] - 42:16, 42:18, 43:2, 43:4, 43:7, 44:18, 83:13, 166:14</p> <p>entrance [7] - 105:18, 155:6, 163:1, 170:6, 170:10, 181:4,</p> | <p>182:10</p> <p>entries [1] - 113:12</p> <p>entry [3] - 110:12, 116:16, 180:12</p> <p>environment [1] - 134:17</p> <p>envision [1] - 47:13</p> <p>envisioned [1] - 185:15</p> <p>equipment [1] - 113:4</p> <p>equitable [1] - 133:12</p> <p>erase [1] - 108:11</p> <p>err [3] - 74:5, 83:16, 95:2</p> <p>ERRATA [1] - 194:1</p> <p>Errata [2] - 194:2, 194:7</p> <p>erring [1] - 61:3</p> <p>especially [5] - 32:6, 47:14, 89:5, 165:10, 168:7</p> <p>essential [1] - 81:4</p> <p>essentially [4] - 15:5, 62:13, 114:7, 116:2</p> <p>established [2] - 80:17, 147:15</p> <p>establishment [12] - 72:5, 76:3, 76:8, 76:13, 79:13, 79:15, 80:3, 80:8, 80:10, 80:13, 81:9, 117:13</p> <p>establishments [6] - 41:2, 42:9, 76:1, 80:1, 80:5, 81:3</p> <p>estate [3] - 63:1, 68:18, 69:10</p> <p>etcetera [1] - 76:17</p> <p>evening [8] - 3:3, 6:15, 7:4, 7:15, 17:6, 102:13, 104:6, 190:10</p> <p>event [1] - 90:18</p> <p>eventually [1] - 145:9</p> <p>evidence [1] - 8:15</p> <p>evolved [1] - 36:6</p> <p>exact [5] - 56:13, 57:3, 66:9, 126:18, 139:11</p> <p>exactly [3] - 41:12, 89:11, 172:17</p> <p>example [1] - 179:4</p> <p>exceed [1] - 18:18</p> <p>except [2] - 161:4, 194:15</p> <p>exchange [1] - 104:15</p> <p>excited [9] - 22:2, 22:8, 23:17, 24:3, 25:5, 27:9, 28:9, 69:10, 106:1</p> <p>exciting [1] - 16:11</p> <p>excuse [4] - 17:3,</p> | <p>36:3, 44:16, 69:14</p> <p>exemption [1] - 69:2</p> <p>exercise [2] - 10:17, 136:3</p> <p>exist [4] - 13:14, 16:8, 67:4, 145:12</p> <p>existed [1] - 107:4</p> <p>existing [2] - 107:7, 108:11</p> <p>exists [2] - 63:4, 108:8</p> <p>expand [3] - 41:7, 41:8, 163:3</p> <p>expanding [2] - 67:6, 111:4</p> <p>expect [5] - 5:3, 50:9, 117:1, 143:1, 154:9</p> <p>expectation [1] - 48:8</p> <p>expected [1] - 113:13</p> <p>experience [4] - 19:4, 29:10, 48:12, 73:10</p> <p>Expires [1] - 195:14</p> <p>explain [3] - 38:3, 114:5, 117:7</p> <p>exponentially [1] - 26:13</p> <p>exposed [1] - 122:16</p> <p>express [2] - 10:18, 62:18</p> <p>expressed [1] - 180:6</p> <p>expression [2] - 115:15, 116:12</p> <p>extend [3] - 135:6, 157:6, 181:9</p> <p>extending [1] - 123:8</p> <p>extends [1] - 177:7</p> <p>Extension [3] - 105:1, 106:16, 108:1</p> <p>extension [1] - 133:13</p> <p>extensively [1] - 135:8</p> <p>extent [5] - 67:12, 74:13, 91:16, 97:16, 100:4</p> <p>exterior [11] - 21:18, 24:18, 27:2, 31:4, 31:7, 32:11, 33:4, 33:12, 68:1, 74:17, 115:18</p> <p>extremely [1] - 63:6</p> <p>eye [3] - 137:7, 192:3, 192:9</p> | <p>113:3, 113:12, 114:8, 157:7, 164:7, 174:7, 175:15, 175:16, 180:8, 182:17</p> <p>facades [1] - 182:14</p> <p>faces [1] - 157:1</p> <p>facilitate [1] - 115:13</p> <p>facilities [1] - 138:5</p> <p>facility [1] - 130:7</p> <p>facing [1] - 112:5</p> <p>fact [6] - 33:3, 108:3, 140:7, 141:1, 160:3, 164:9</p> <p>factor [1] - 138:6</p> <p>facts [1] - 154:11</p> <p>factual [1] - 54:4</p> <p>factually [1] - 51:10</p> <p>failed [1] - 81:5</p> <p>fair [4] - 63:5, 63:6, 64:7</p> <p>fairly [1] - 3:12</p> <p>fall [1] - 167:14</p> <p>falls [1] - 148:1</p> <p>familiar [3] - 72:12, 74:2, 98:14</p> <p>family [2] - 123:8, 173:2</p> <p>famously [1] - 93:3</p> <p>far [3] - 13:18, 44:11, 53:8</p> <p>FAR [1] - 151:2</p> <p>fashion [1] - 158:15</p> <p>fast [16] - 5:14, 41:17, 42:9, 44:4, 63:12, 65:7, 68:14, 69:2, 75:18, 79:12, 79:18, 80:5, 80:10, 81:3, 92:1</p> <p>Fast [1] - 2:7</p> <p>favor [7] - 68:3, 79:5, 96:11, 133:8, 149:4, 152:11, 153:17</p> <p>fearless [1] - 132:14</p> <p>feature [1] - 180:18</p> <p>features [1] - 120:13</p> <p>feedback [2] - 171:7, 172:7</p> <p>feet [19] - 14:18, 78:13, 108:17, 109:15, 112:12, 112:14, 112:15, 114:16, 115:5, 115:6, 115:12, 118:15, 163:5, 169:2, 173:16, 184:6, 184:7, 188:1</p> <p>felt [8] - 21:18, 22:8, 25:17, 26:5, 28:8, 52:11, 53:1, 163:10</p> <p>fence [3] - 118:11,</p> | <p>164:10, 164:14</p> <p>few [3] - 16:15, 45:16, 110:11</p> <p>figure [3] - 115:16, 188:7, 189:5</p> <p>filled [1] - 157:11</p> <p>final [7] - 5:4, 9:1, 10:2, 36:7, 62:3, 96:1, 144:18</p> <p>finally [1] - 156:14</p> <p>financial [1] - 107:17</p> <p>findings [2] - 7:9, 62:5</p> <p>fine [1] - 17:16</p> <p>fire [1] - 115:12</p> <p>First [30] - 4:1, 105:7, 105:10, 105:13, 105:18, 106:3, 107:13, 110:4, 110:13, 110:17, 111:9, 111:13, 112:10, 112:13, 113:15, 114:3, 114:9, 114:12, 117:13, 117:18, 118:12, 119:2, 119:13, 119:15, 123:2, 132:5, 165:17, 174:6, 175:16</p> <p>first [16] - 4:5, 9:4, 9:8, 10:13, 10:17, 14:3, 15:10, 26:11, 27:13, 49:11, 66:2, 68:5, 68:7, 77:8, 106:14, 142:14</p> <p>fit [1] - 69:12</p> <p>fits [1] - 134:13</p> <p>five [18] - 3:10, 6:7, 24:4, 58:5, 69:5, 79:5, 79:9, 79:18, 86:6, 87:9, 94:3, 100:18, 101:10, 119:9, 148:4, 154:13, 163:4, 164:2</p> <p>fixed [7] - 88:2, 118:3, 119:8, 120:9, 120:12, 123:11</p> <p>Flat [1] - 56:17</p> <p>flavor [1] - 49:2</p> <p>flew [1] - 70:5</p> <p>flexibility [3] - 59:4, 125:17, 183:17</p> <p>flexible [1] - 70:13</p> <p>floated [1] - 39:10</p> <p>Floor [2] - 1:4, 2:12</p> <p>floor [12] - 28:15, 101:17, 112:15, 114:7, 115:11, 116:12, 119:11,</p> |
| F | | <p>fabulous [2] - 116:14, 168:2</p> <p>facade [15] - 72:14, 111:13, 112:4, 112:12, 113:1,</p> | | |

| | | | | |
|---|--|---|---|--|
| <p>147:5, 161:3, 169:4, 169:6, 179:10</p> <p>floors [1] - 158:4</p> <p>flower [1] - 120:8</p> <p>flowering [1] - 123:5</p> <p>flushed [1] - 39:11</p> <p>FLYNN [19] - 30:15, 34:9, 40:16, 43:17, 46:12, 47:2, 47:9, 50:2, 54:14, 65:2, 79:2, 90:14, 95:17, 96:6, 96:10, 152:4, 169:14, 182:12, 184:10</p> <p>Flynn [1] - 1:7</p> <p>focus [4] - 34:2, 83:8, 124:13, 170:7</p> <p>focussed [3] - 33:3, 33:9, 55:3</p> <p>folks [1] - 156:13</p> <p>follow [5] - 42:6, 45:14, 46:12, 50:10, 185:3</p> <p>follow-up [1] - 45:14</p> <p>following [5] - 4:10, 22:10, 25:3, 58:15, 76:2</p> <p>Food [1] - 2:7</p> <p>food [20] - 5:14, 19:3, 41:17, 42:9, 44:5, 63:12, 65:7, 69:2, 76:1, 79:12, 79:13, 79:16, 79:18, 80:5, 80:10, 81:3, 88:4, 92:1, 156:6</p> <p>foods [1] - 140:15</p> <p>Foods [4] - 154:14, 155:10, 155:11, 155:16</p> <p>foot [7] - 27:3, 118:16, 118:17, 119:5, 163:6, 184:5, 185:10</p> <p>footprint [1] - 110:2</p> <p>FOR [1] - 1:1</p> <p>force [3] - 128:3, 128:4, 137:16</p> <p>FORD [22] - 12:4, 12:14, 18:3, 28:14, 31:2, 32:14, 34:13, 34:17, 35:3, 35:13, 37:11, 38:6, 42:12, 43:2, 43:8, 44:6, 45:2, 45:12, 46:4, 46:6, 48:5, 93:15</p> <p>Ford [3] - 12:15, 17:18, 42:11</p> <p>foregoing [1] - 194:15</p> <p>FOREGOING [1] - 195:15</p> <p>foreground [1] -</p> | <p>116:9</p> <p>form [5] - 18:10, 29:6, 68:18, 174:14, 180:15</p> <p>formal [1] - 174:18</p> <p>forth [7] - 6:1, 66:5, 114:18, 127:8, 129:10, 152:8, 195:6</p> <p>forward [18] - 4:3, 7:18, 8:16, 8:18, 9:17, 10:10, 12:3, 27:4, 55:14, 60:6, 63:18, 68:15, 82:16, 83:9, 100:17, 106:7, 135:14, 193:4</p> <p>forwarded [1] - 49:1</p> <p>fountain [1] - 121:6</p> <p>four [9] - 6:6, 31:6, 62:12, 68:3, 79:6, 101:10, 103:14, 156:4, 156:10</p> <p>fourth [2] - 123:13, 176:15</p> <p>fraction [2] - 151:14, 151:16</p> <p>frame [1] - 158:16</p> <p>framework [1] - 113:2</p> <p>FRANCIS [1] - 60:11</p> <p>Francis [1] - 60:11</p> <p>frankly [6] - 49:15, 88:4, 140:7, 145:3, 154:7, 173:6</p> <p>free [1] - 122:1</p> <p>fresh [1] - 33:13</p> <p>fringe [1] - 122:17</p> <p>FROM [6] - 50:6, 51:6, 51:9, 51:18, 52:5, 97:3</p> <p>front [9] - 73:14, 105:5, 116:5, 121:4, 154:15, 156:18, 168:4, 173:7, 181:6</p> <p>fulfill [4] - 79:15, 80:8, 126:9, 126:18</p> <p>fulfills [1] - 76:13</p> <p>full [3] - 35:4, 84:17, 126:3</p> <p>fully [2] - 125:15, 160:8</p> <p>fun [3] - 24:7, 24:14, 89:4</p> <p>function [2] - 71:12, 100:6</p> <p>functional [1] - 157:13</p> <p>fundamental [1] - 192:4</p> <p>funky [3] - 22:17, 33:13, 68:12</p> <p>funny [1] - 176:11</p> | <p>furniture [7] - 118:4, 118:5, 119:8, 119:16, 120:9, 123:7, 123:12</p> <p>future [8] - 5:1, 103:8, 113:4, 115:8, 119:14, 120:14, 121:11, 190:15</p> <p>fuzzy [1] - 88:11</p> | <p>116:5, 116:11, 158:1, 158:2, 160:16, 170:12, 176:2, 176:17, 177:2</p> <p>glassier [1] - 174:5</p> <p>goals [1] - 4:15</p> <p>gonna [10] - 14:18, 19:9, 19:10, 20:6, 58:11, 130:18, 131:14, 131:15, 171:17, 178:14</p> <p>gotcha [1] - 46:10</p> <p>Goulston [1] - 103:1</p> <p>grab [2] - 128:16, 128:17</p> <p>Grand [1] - 8:14</p> <p>granted [2] - 79:13, 103:4</p> <p>granting [1] - 80:9</p> <p>grappling [1] - 82:4</p> <p>grass [1] - 164:4</p> <p>great [12] - 23:15, 30:7, 30:8, 70:1, 78:2, 83:4, 83:5, 85:9, 112:16, 140:12, 168:12, 171:12</p> <p>greater [1] - 11:17</p> <p>Green [13] - 105:1, 106:15, 108:1, 108:2, 118:8, 119:14, 120:17, 121:11, 122:4, 122:10, 133:13, 141:4, 188:10</p> <p>grey [1] - 116:4</p> <p>groceries [2] - 140:17, 144:5</p> <p>grocery [2] - 144:2, 144:14</p> <p>groom [1] - 22:14</p> <p>Gross [1] - 2:12</p> <p>gross [1] - 101:17</p> <p>ground [2] - 114:7, 119:11</p> <p>grounds [1] - 20:11</p> <p>Group [1] - 4:12</p> <p>group [4] - 4:13, 4:17, 57:6, 57:8</p> <p>guess [20] - 40:3, 42:2, 45:7, 66:3, 70:10, 92:16, 92:17, 101:10, 101:13, 114:16, 133:5, 147:1, 148:1, 148:10, 152:14, 166:3, 168:17, 171:2, 172:1, 192:2</p> <p>guests [2] - 31:16, 31:17</p> | <p>guy [1] - 87:10</p> <p>guys [4] - 28:12, 67:8, 67:15, 132:7</p> |
| H | | | | |
| <p>hack [1] - 83:2</p> <p>half [3] - 69:7, 97:15, 118:15</p> <p>Hampshire [1] - 156:1</p> <p>hand [3] - 59:3, 158:15, 195:8</p> <p>Hand [1] - 154:3</p> <p>handicapped [1] - 76:17</p> <p>handled [1] - 191:18</p> <p>hands [4] - 96:13, 149:5, 152:12, 153:18</p> <p>handy [1] - 79:1</p> <p>happy [6] - 34:8, 53:3, 67:8, 127:9, 138:18, 190:6</p> <p>hard [3] - 27:14, 63:6, 69:4</p> <p>hardworking [1] - 61:5</p> <p>Harvard [13] - 59:9, 65:11, 68:16, 79:16, 80:3, 80:4, 80:8, 81:1, 82:3, 82:8, 84:12, 90:10, 91:13</p> <p>hat [10] - 157:3, 157:5, 160:13, 160:14, 160:15, 160:17, 175:7, 181:3, 181:6, 181:9</p> <p>hate [1] - 162:13</p> <p>HAWKINSON [3] - 100:13, 102:9, 190:1</p> <p>head [3] - 12:17, 69:8, 141:4</p> <p>health [1] - 163:16</p> <p>hear [12] - 9:5, 9:7, 11:16, 21:6, 48:15, 51:10, 52:13, 53:6, 54:5, 55:8, 64:13, 91:4</p> <p>head [10] - 33:14, 53:8, 57:7, 71:8, 90:16, 103:5, 131:7, 136:10, 171:14, 178:18</p> <p>HEARING [1] - 1:2</p> <p>hearing [20] - 4:6, 4:7, 4:8, 5:4, 7:12, 9:4, 10:10, 10:13, 37:16, 50:12, 53:12, 54:15, 54:17, 62:9, 68:1, 82:18, 102:13,</p> | | | | |

| | | | | |
|---|--|--|---|---|
| <p>106:10, 190:17, 195:6</p> <p>hearings [2] - 4:17, 50:12</p> <p>Heather [2] - 130:13, 130:14</p> <p>HEATHER [1] - 130:14</p> <p>Heather's [1] - 142:11</p> <p>heavily [1] - 61:3</p> <p>heavy [1] - 85:3</p> <p>height [4] - 115:6, 116:13, 147:6, 160:9</p> <p>held [1] - 58:10</p> <p>hello [1] - 110:9</p> <p>help [7] - 43:3, 104:2, 159:13, 180:10, 180:18, 182:3, 184:3</p> <p>helped [1] - 158:7</p> <p>helpful [1] - 28:7</p> <p>helps [2] - 108:3, 156:15</p> <p>herbaceous [1] - 120:9</p> <p>hereby [1] - 194:16</p> <p>herein [1] - 195:6</p> <p>hereunto [1] - 195:7</p> <p>hi [2] - 56:4, 130:14</p> <p>high [1] - 160:17</p> <p>higher [1] - 32:8</p> <p>Highway [17] - 105:6, 105:9, 106:1, 107:11, 107:14, 123:18, 124:3, 124:11, 129:16, 132:7, 132:12, 133:2, 134:10, 135:15, 137:18, 142:13, 142:15</p> <p>highway [1] - 165:11</p> <p>Hill [1] - 23:8</p> <p>hinges [2] - 60:16, 64:6</p> <p>hire [1] - 98:2</p> <p>history [1] - 66:6</p> <p>hit [3] - 16:15, 19:9, 19:10</p> <p>HOFFMAN [1] - 130:14</p> <p>Hoffman [1] - 130:14</p> <p>holistic [1] - 184:13</p> <p>home [6] - 73:16, 140:18, 144:4, 155:11, 155:17, 188:16</p> <p>hope [5] - 18:1, 30:6, 130:15, 144:1, 167:15</p> <p>hopeful [1] - 136:7</p> | <p>hopefully [1] - 135:5</p> <p>hour [2] - 97:14, 186:17</p> <p>house [1] - 34:5</p> <p>houses [1] - 67:11</p> <p>Hubway [1] - 184:15</p> <p>Hugh [14] - 1:6, 4:13, 34:10, 54:11, 84:8, 93:2, 154:6, 162:6, 170:2, 171:4, 175:6, 177:12, 186:14, 189:3</p> <p>HUGH [50] - 31:8, 34:11, 34:15, 35:9, 35:17, 36:3, 36:14, 37:1, 37:4, 37:8, 39:4, 40:4, 49:5, 54:12, 78:10, 78:12, 84:9, 85:9, 85:16, 87:13, 88:13, 89:15, 90:11, 91:5, 148:16, 149:1, 151:14, 153:15, 154:7, 159:10, 159:13, 169:1, 171:8, 176:12, 176:17, 177:6, 179:2, 179:11, 179:15, 179:17, 180:5, 180:9, 180:15, 181:5, 181:10, 181:13, 182:1, 182:5, 183:1, 189:11</p> <p>Hugh's [2] - 161:16, 168:3</p> <p>hump [1] - 10:13</p> <p>Hurley [1] - 130:15</p> <p>hydrangea [1] - 121:17</p> | <p>illustrative [2] - 191:8, 191:12</p> <p>IMA [2] - 43:4, 44:7</p> <p>image [1] - 107:3</p> <p>images [1] - 192:7</p> <p>imagine [2] - 11:2, 73:8</p> <p>immediate [1] - 12:18</p> <p>impact [1] - 136:13</p> <p>impacts [1] - 137:7</p> <p>impair [1] - 81:1</p> <p>implicit [1] - 29:8</p> <p>important [13] - 26:3, 26:5, 63:2, 88:5, 88:6, 98:5, 111:9, 111:10, 144:7, 159:16, 160:5, 161:11, 170:15</p> <p>importantly [2] - 28:1, 171:2</p> <p>imposing [1] - 91:15</p> <p>impression [2] - 36:1, 36:4</p> <p>improved [1] - 138:5</p> <p>improvements [4] - 101:15, 136:1, 136:5, 137:18</p> <p>IN [2] - 195:7, 195:16</p> <p>in-store [2] - 30:16, 31:1</p> <p>inaccuracies [1] - 59:10</p> <p>inappropriate [1] - 98:4</p> <p>Inaudible [1] - 177:15</p> <p>Inaudible [1] - 52:6</p> <p>INC [1] - 1:16</p> <p>inch [2] - 160:14, 160:17</p> <p>inches [3] - 179:5, 180:1, 180:2</p> <p>inclined [2] - 93:6, 94:6</p> <p>include [1] - 147:9</p> <p>included [1] - 45:10</p> <p>includes [4] - 68:10, 113:3, 124:10, 125:13</p> <p>including [4] - 3:15, 76:7, 81:8, 103:12</p> <p>inclusion [1] - 20:4</p> <p>incorporate [1] - 104:5</p> <p>incorporating [1] - 103:9</p> <p>increase [8] - 29:18, 31:4, 31:7, 109:14, 138:3, 151:10, 152:6, 152:8</p> <p>increases [1] - 26:13</p> <p>incredible [1] - 22:10</p> | <p>index [1] - 57:1</p> <p>Index [1] - 2:15</p> <p>India [1] - 3:9</p> <p>indicate [1] - 54:17</p> <p>indicates [1] - 110:17</p> <p>indulge [1] - 130:16</p> <p>indulgence [1] - 133:7</p> <p>industry [1] - 48:12</p> <p>inevitable [1] - 160:7</p> <p>infinite [1] - 93:1</p> <p>information [6] - 8:8, 48:16, 50:7, 99:15, 99:16, 122:8</p> <p>informational [2] - 121:1, 122:8</p> <p>infrastructure [1] - 125:18</p> <p>initial [3] - 21:11, 134:16, 146:6</p> <p>input [5] - 49:16, 50:8, 50:9, 54:2, 71:2</p> <p>inside [4] - 26:12, 32:12, 157:18, 158:11</p> <p>inspiration [1] - 111:18</p> <p>instance [2] - 49:12, 176:16</p> <p>instead [8] - 21:12, 27:10, 38:16, 41:14, 110:1, 132:3, 157:5, 179:7</p> <p>INSTRUCTIONS [2] - 194:1, 194:5</p> <p>integrity [1] - 81:1</p> <p>intends [1] - 124:2</p> <p>intent [1] - 145:5</p> <p>intention [1] - 178:4</p> <p>intentionally [2] - 172:15, 178:2</p> <p>intently [1] - 63:10</p> <p>interchangeably [1] - 149:15</p> <p>interest [5] - 44:10, 45:5, 51:12, 59:3, 123:5</p> <p>interested [2] - 56:2, 68:13</p> <p>interesting [2] - 65:10, 168:12</p> <p>interfere [1] - 90:5</p> <p>interior [4] - 24:18, 31:10, 32:10, 184:18</p> <p>internal [1] - 45:4</p> <p>internally [1] - 29:14</p> <p>interrupt [2] - 17:4, 140:4</p> <p>intersection [6] - 78:7, 101:13, 126:3,</p> | <p>127:17, 128:6, 128:9</p> <p>Intersection [1] - 2:11</p> <p>intersections [6] - 124:5, 125:6, 125:9, 126:7, 126:15, 136:6</p> <p>intimately [2] - 72:12, 74:2</p> <p>intro [1] - 36:18</p> <p>introduced [1] - 14:4</p> <p>introducing [3] - 16:7, 23:8, 38:14</p> <p>investigated [1] - 42:11</p> <p>involved [2] - 94:14, 137:5</p> <p>involves [1] - 122:3</p> <p>Iram [1] - 98:9</p> <p>Iram's [1] - 3:8</p> <p>Iron [1] - 56:17</p> <p>Irving [1] - 60:12</p> <p>issue [20] - 7:4, 8:2, 12:9, 29:15, 43:18, 47:14, 49:10, 49:16, 56:2, 62:4, 65:6, 77:10, 92:1, 94:10, 107:1, 125:7, 126:8, 145:14, 147:18, 152:14</p> <p>issued [1] - 130:9</p> <p>issues [13] - 55:14, 63:15, 64:2, 72:16, 73:8, 77:13, 82:4, 87:2, 88:3, 92:3, 99:6, 104:17, 146:18</p> <p>items [2] - 16:13, 20:10</p> <p>iterations [3] - 21:14, 59:16, 60:1</p> <p>itself [2] - 122:4, 122:11</p> |
| | <p>I</p> <p>I-B [2] - 125:7, 153:10</p> <p>IB [2] - 125:12, 126:5</p> <p>ice [2] - 16:16</p> <p>iconic [1] - 81:1</p> <p>idea [10] - 32:7, 67:14, 86:2, 122:1, 156:15, 166:9, 170:5, 177:1, 182:12, 183:2</p> <p>ideas [1] - 70:1</p> <p>identified [1] - 144:11</p> <p>identities [1] - 113:10</p> <p>identity [1] - 117:2</p> <p>ignorance [1] - 68:4</p> <p>igos [1] - 60:17</p> <p>II [2] - 126:5, 136:3</p> <p>illustrated [1] - 113:17</p> <p>illustrates [1] - 111:2</p> | <p>illustrative [2] - 191:8, 191:12</p> <p>IMA [2] - 43:4, 44:7</p> <p>image [1] - 107:3</p> <p>images [1] - 192:7</p> <p>imagine [2] - 11:2, 73:8</p> <p>immediate [1] - 12:18</p> <p>impact [1] - 136:13</p> <p>impacts [1] - 137:7</p> <p>impair [1] - 81:1</p> <p>implicit [1] - 29:8</p> <p>important [13] - 26:3, 26:5, 63:2, 88:5, 88:6, 98:5, 111:9, 111:10, 144:7, 159:16, 160:5, 161:11, 170:15</p> <p>importantly [2] - 28:1, 171:2</p> <p>imposing [1] - 91:15</p> <p>impression [2] - 36:1, 36:4</p> <p>improved [1] - 138:5</p> <p>improvements [4] - 101:15, 136:1, 136:5, 137:18</p> <p>IN [2] - 195:7, 195:16</p> <p>in-store [2] - 30:16, 31:1</p> <p>inaccuracies [1] - 59:10</p> <p>inappropriate [1] - 98:4</p> <p>Inaudible [1] - 177:15</p> <p>Inaudible [1] - 52:6</p> <p>INC [1] - 1:16</p> <p>inch [2] - 160:14, 160:17</p> <p>inches [3] - 179:5, 180:1, 180:2</p> <p>inclined [2] - 93:6, 94:6</p> <p>include [1] - 147:9</p> <p>included [1] - 45:10</p> <p>includes [4] - 68:10, 113:3, 124:10, 125:13</p> <p>including [4] - 3:15, 76:7, 81:8, 103:12</p> <p>inclusion [1] - 20:4</p> <p>incorporate [1] - 104:5</p> <p>incorporating [1] - 103:9</p> <p>increase [8] - 29:18, 31:4, 31:7, 109:14, 138:3, 151:10, 152:6, 152:8</p> <p>increases [1] - 26:13</p> <p>incredible [1] - 22:10</p> | <p>index [1] - 57:1</p> <p>Index [1] - 2:15</p> <p>India [1] - 3:9</p> <p>indicate [1] - 54:17</p> <p>indicates [1] - 110:17</p> <p>indulge [1] - 130:16</p> <p>indulgence [1] - 133:7</p> <p>industry [1] - 48:12</p> <p>inevitable [1] - 160:7</p> <p>infinite [1] - 93:1</p> <p>information [6] - 8:8, 48:16, 50:7, 99:15, 99:16, 122:8</p> <p>informational [2] - 121:1, 122:8</p> <p>infrastructure [1] - 125:18</p> <p>initial [3] - 21:11, 134:16, 146:6</p> <p>input [5] - 49:16, 50:8, 50:9, 54:2, 71:2</p> <p>inside [4] - 26:12, 32:12, 157:18, 158:11</p> <p>inspiration [1] - 111:18</p> <p>instance [2] - 49:12, 176:16</p> <p>instead [8] - 21:12, 27:10, 38:16, 41:14, 110:1, 132:3, 157:5, 179:7</p> <p>INSTRUCTIONS [2] - 194:1, 194:5</p> <p>integrity [1] - 81:1</p> <p>intends [1] - 124:2</p> <p>intent [1] - 145:5</p> <p>intention [1] - 178:4</p> <p>intentionally [2] - 172:15, 178:2</p> <p>intently [1] - 63:10</p> <p>interchangeably [1] - 149:15</p> <p>interest [5] - 44:10, 45:5, 51:12, 59:3, 123:5</p> <p>interested [2] - 56:2, 68:13</p> <p>interesting [2] - 65:10, 168:12</p> <p>interfere [1] - 90:5</p> <p>interior [4] - 24:18, 31:10, 32:10, 184:18</p> <p>internal [1] - 45:4</p> <p>internally [1] - 29:14</p> <p>interrupt [2] - 17:4, 140:4</p> <p>intersection [6] - 78:7, 101:13, 126:3,</p> | <p>J</p> <p>James [4] - 56:4, 69:15, 69:18, 70:6</p> <p>JAMES [5] - 52:9, 56:4, 57:14, 58:2, 58:6</p> <p>Jane [1] - 55:16</p> <p>jar [1] - 67:10</p> <p>JEFF [6] - 3:8, 98:10, 149:13, 150:14, 151:9, 193:9</p> <p>Jeff [8] - 1:12, 3:7, 17:5, 86:17, 98:8, 147:1, 149:11, 193:7</p> <p>JK [4] - 104:9, 106:8,</p> |

| | | | | |
|---|---|---|--|---|
| <p>185:18, 186:3 job [1] - 58:8 Joe [5] - 134:2, 139:2, 139:5, 185:7, 185:12 JOHN [3] - 100:13, 102:9, 190:1 John [1] - 103:1 JOHNSON [52] - 102:6, 102:11, 123:13, 128:2, 128:10, 128:17, 129:11, 130:2, 148:13, 159:8, 159:12, 161:14, 162:2, 163:8, 163:10, 164:6, 164:15, 165:2, 165:8, 165:12, 165:15, 166:7, 166:11, 166:18, 167:2, 167:8, 167:12, 169:7, 169:13, 172:2, 175:5, 175:11, 176:4, 176:16, 177:15, 180:7, 182:8, 182:13, 183:8, 183:11, 183:16, 184:11, 185:7, 185:18, 186:4, 186:8, 186:11, 187:2, 190:16, 191:11, 192:14, 193:6 Johnson [1] - 102:14 joined [1] - 170:4 JOSEPH [6] - 134:7, 139:8, 140:2, 140:4, 143:9, 146:4 Joseph [2] - 1:13, 134:7 journey [1] - 156:3 JR [47] - 11:5, 45:7, 66:1, 66:3, 66:14, 71:17, 77:4, 78:15, 81:13, 81:17, 82:11, 88:12, 89:11, 95:6, 100:10, 100:14, 101:5, 129:5, 129:8, 129:18, 139:3, 139:5, 139:15, 140:3, 143:3, 146:1, 146:14, 152:10, 153:6, 162:5, 163:9, 164:1, 164:12, 164:16, 165:5, 165:10, 165:13, 166:3, 175:9, 176:1, 176:6, 180:14, 181:2, 187:14, 188:14, 189:7,</p> | <p>189:12 Jr [1] - 1:8 judgment [1] - 49:14 judicious [1] - 63:7 Julia [1] - 60:13 July [5] - 1:2, 3:4, 4:5, 56:15, 195:8 jump [1] - 82:1 June [2] - 56:15, 103:3 June/July [1] - 56:16 jurisdiction [9] - 72:12, 72:14, 73:1, 73:7, 74:3, 75:1, 77:17, 98:2, 130:18 Jury [1] - 8:14 justify [2] - 74:15, 74:16</p> <hr/> <p>K</p> <p>keep [9] - 18:1, 18:3, 18:4, 66:5, 137:6, 147:1, 153:5, 192:3, 192:9 keeping [1] - 192:18 kept [1] - 89:9 key [1] - 59:15 KeyWord [1] - 2:15 kids [1] - 22:11 kills [1] - 91:7 kind [28] - 23:1, 23:11, 28:5, 33:10, 58:18, 59:14, 60:1, 66:6, 88:10, 94:15, 99:9, 115:9, 134:11, 135:4, 135:6, 137:7, 140:17, 142:13, 159:17, 160:16, 164:3, 167:18, 170:6, 170:9, 176:8, 176:11, 184:13, 191:12 kinds [2] - 88:4, 156:9 known [1] - 13:4 knows [3] - 69:15, 161:6, 166:12</p> <hr/> <p>L</p> <p>lab [1] - 106:8 lack [1] - 15:13 Land [3] - 124:11, 125:5, 126:4 land [6] - 104:15, 107:10, 107:18, 111:1, 124:6, 147:6 landlord [2] - 43:11, 45:1 landscape [3] - 117:7,</p> | <p>117:10, 164:8 Landscape [1] - 102:18 landscaping [2] - 103:7, 162:17 large [5] - 19:1, 26:4, 64:11, 132:17, 173:17 largely [2] - 120:11, 158:3 larger [4] - 109:13, 110:1, 144:5, 184:9 last [9] - 24:12, 25:1, 45:8, 59:9, 59:11, 66:17, 84:14, 106:13, 187:4 LASTORIA [31] - 21:1, 30:11, 31:12, 33:1, 36:2, 36:12, 36:17, 37:2, 37:6, 38:5, 38:8, 40:2, 40:6, 41:5, 41:10, 41:13, 41:18, 45:11, 46:5, 46:7, 46:17, 47:16, 48:2, 48:7, 65:17, 66:13, 66:16, 70:10, 71:9, 71:13, 96:18 Lastoria [2] - 12:18, 70:4 late [1] - 56:16 latest [1] - 22:2 law [2] - 8:1, 13:16 Lawson [1] - 195:4 lawyer [1] - 44:13 layer [1] - 117:4 layout [3] - 28:16, 105:12, 108:15 lead [3] - 8:9, 13:17, 93:13 leading [1] - 112:11 leaf [1] - 123:4 lean [1] - 61:2 leaning [2] - 88:10, 88:14 learning [1] - 68:5 lease [6] - 25:9, 25:10, 25:11, 41:8, 41:10, 44:6 leases [5] - 41:14, 42:7, 44:3, 44:9, 106:11 leasing [3] - 44:18, 114:17, 115:1 least [7] - 49:11, 91:10, 94:9, 131:3, 136:10, 138:14, 155:17 leave [4] - 108:18, 154:16, 158:16, 178:11 leaves [1] - 107:17</p> | <p>leaving [2] - 15:2, 33:10 Lechmere [9] - 105:2, 109:1, 109:7, 110:2, 111:11, 116:10, 124:8, 134:15, 134:18 left [7] - 12:18, 60:13, 112:11, 132:5, 132:6, 132:8, 160:12 legal [2] - 45:5, 183:9 legitimate [1] - 163:14 lend [1] - 88:18 length [1] - 123:18 less [3] - 32:10, 110:1, 149:9 letter [3] - 11:15, 58:11, 127:6 lettering [1] - 20:2 level [3] - 87:1, 113:2 liability [1] - 44:11 license [2] - 146:7, 146:8 License [1] - 195:13 life [3] - 69:6, 92:14, 113:12 light [1] - 47:14 lighter [1] - 85:4 likely [1] - 140:13 limitations [1] - 165:4 limited [3] - 13:16, 71:12, 147:10 Line [13] - 105:1, 106:15, 108:1, 108:3, 118:8, 119:14, 120:17, 121:11, 122:4, 122:10, 133:13, 141:4, 188:10 LINE [1] - 194:8 line [10] - 34:6, 107:5, 121:10, 157:7, 163:13, 163:17, 164:8, 164:11, 179:14 lineage [1] - 185:10 lineal [1] - 185:10 lines [6] - 108:11, 108:14, 129:13, 130:6, 150:18, 191:14 list [2] - 123:6, 144:8 listen [6] - 21:4, 23:16, 27:11, 27:17, 67:15, 71:1 listened [3] - 20:12, 20:13, 63:10 listening [2] - 21:9, 29:2 literally [1] - 90:2</p> | <p>lived [2] - 24:11, 92:15 Liza [5] - 1:11, 5:8, 17:5, 86:17, 99:15 LIZA [6] - 5:9, 17:7, 17:10, 17:14, 79:7, 90:13 LLC [2] - 43:4, 44:7 loading [8] - 78:10, 78:12, 115:4, 140:1, 140:6, 140:8, 143:17, 160:6 lobby [2] - 115:3, 116:17 local [1] - 142:10 located [4] - 113:5, 114:11, 115:3, 115:13 location [29] - 73:11, 73:14, 76:12, 80:15, 81:12, 81:16, 82:9, 84:14, 91:13, 107:7, 110:14, 111:5, 112:2, 113:7, 113:14, 114:12, 114:13, 139:17, 140:10, 140:12, 141:12, 141:14, 142:14, 142:18, 144:3, 147:10, 154:10, 167:4, 185:1 location-wise [1] - 140:10 locations [1] - 185:1 lock [1] - 119:9 logo [1] - 46:9 London [2] - 117:17, 123:2 long-time [1] - 92:15 Longfellow [2] - 124:16, 124:18 look [35] - 11:7, 15:5, 26:2, 59:6, 59:8, 60:6, 63:8, 74:7, 74:16, 75:8, 75:13, 93:7, 94:10, 100:2, 100:3, 101:3, 116:2, 120:17, 138:3, 140:6, 143:15, 144:1, 158:7, 158:12, 159:17, 161:12, 164:4, 165:1, 166:10, 175:2, 176:11, 180:16, 181:17, 182:16, 193:4 looked [3] - 116:3, 139:6, 192:12 looking [17] - 14:16, 25:4, 65:8, 68:9,</p> |
|---|---|---|--|---|

| | | | | |
|--|---|---|--|---|
| <p>105:9, 116:7, 116:14, 119:13, 120:4, 136:4, 136:5, 140:11, 168:17, 169:3, 169:5, 174:14</p> <p>looks [3] - 67:9, 176:1, 192:4</p> <p>looseness [1] - 58:18</p> <p>losing [1] - 133:12</p> <p>Lou [7] - 71:15, 88:11, 95:4, 137:10, 137:11, 139:4, 175:6</p> <p>Lou's [1] - 155:8</p> <p>LOUIS [52] - 11:5, 31:6, 31:10, 35:1, 45:7, 47:1, 47:4, 66:1, 66:3, 66:14, 71:17, 77:4, 78:15, 81:13, 81:17, 82:11, 88:12, 89:11, 95:6, 100:10, 100:14, 101:5, 129:5, 129:8, 129:18, 139:3, 139:5, 139:15, 140:3, 143:3, 146:1, 146:14, 152:10, 153:6, 162:5, 163:9, 164:1, 164:12, 164:16, 165:5, 165:10, 165:13, 166:3, 175:9, 176:1, 176:6, 180:14, 181:2, 187:14, 188:14, 189:7, 189:12</p> <p>Louis [2] - 1:8, 13:1</p> <p>louvered [2] - 157:14, 176:2</p> <p>louvers [5] - 113:3, 158:13, 162:9, 168:7, 176:10</p> <p>love [1] - 24:4</p> <p>low [1] - 138:15</p> <p>lower [1] - 163:13</p> <p>luck [4] - 96:17, 115:17, 131:2, 177:10</p> <p>lucky [1] - 163:10</p> <p>lulls [1] - 189:6</p> | <p>133:1, 134:9</p> <p>majority [1] - 54:13</p> <p>Malden [2] - 155:17, 186:15</p> <p>malleable [1] - 90:4</p> <p>managed [2] - 145:8, 145:9</p> <p>manipulate [1] - 34:5</p> <p>manual [1] - 8:5</p> <p>MARK [52] - 102:6, 102:11, 123:13, 128:2, 128:10, 128:17, 129:11, 130:2, 148:13, 159:8, 159:12, 161:14, 162:2, 163:8, 163:10, 164:6, 164:15, 165:2, 165:8, 165:12, 165:15, 166:7, 166:11, 166:18, 167:2, 167:8, 167:12, 169:7, 169:13, 172:2, 175:5, 175:11, 176:4, 176:16, 177:15, 180:7, 182:8, 182:13, 183:8, 183:11, 183:16, 184:11, 185:7, 185:18, 186:4, 186:8, 186:11, 187:2, 190:16, 191:11, 192:14, 193:6</p> <p>mark [2] - 18:4, 19:1</p> <p>Mark [3] - 102:14, 111:4, 171:14</p> <p>Mark's [1] - 137:13</p> <p>market [8] - 115:8, 139:6, 139:16, 140:3, 140:13, 141:8, 154:16, 187:15</p> <p>market/grocery [1] - 139:10</p> <p>markets [1] - 144:3</p> <p>MARY [19] - 30:15, 34:9, 40:16, 43:17, 46:12, 47:2, 47:9, 50:2, 54:14, 65:2, 79:2, 90:14, 95:17, 96:6, 96:10, 152:4, 169:14, 182:12, 184:10</p> <p>Mary [3] - 1:7, 30:14, 169:13</p> <p>MASSACHUSETTS [1] - 195:2</p> <p>Massachusetts [3] - 1:5, 16:9, 56:6</p> | <p>MassDOT [4] - 136:2, 136:5, 137:12, 137:16</p> <p>Master [5] - 105:11, 105:16, 118:18, 119:6, 150:18</p> <p>matches [2] - 117:15, 122:14</p> <p>material [32] - 2:8, 6:9, 7:10, 8:10, 10:8, 12:9, 13:6, 14:9, 14:14, 15:4, 15:18, 20:8, 29:8, 30:3, 40:1, 47:6, 54:18, 55:4, 55:10, 56:3, 62:1, 64:16, 65:16, 74:15, 87:15, 93:9, 95:2, 95:10, 122:13, 123:1, 157:15</p> <p>materially [7] - 14:3, 19:12, 51:10, 63:11, 63:14, 64:5</p> <p>materials [11] - 20:5, 63:9, 76:8, 76:16, 81:8, 100:11, 115:18, 116:1, 127:16, 173:13, 183:2</p> <p>matter [18] - 5:12, 7:17, 8:2, 8:15, 10:14, 11:3, 45:5, 49:13, 49:14, 49:17, 54:6, 74:7, 74:16, 75:10, 100:17, 131:4, 151:5, 177:6</p> <p>matters [10] - 10:12, 28:1, 54:3, 72:13, 72:15, 77:10, 97:18, 100:8, 131:1, 147:2</p> <p>MATTHEWS [1] - 117:9</p> <p>Matthews [2] - 102:17, 117:9</p> <p>MBTA [14] - 103:13, 104:15, 104:18, 107:6, 107:12, 107:18, 109:6, 111:15, 124:9, 131:4, 131:10, 132:1, 133:10, 166:12</p> <p>MBTA's [1] - 118:10</p> <p>meal [1] - 86:4</p> <p>mean [27] - 11:12, 32:4, 36:18, 42:8, 44:1, 44:2, 45:14, 47:16, 54:1, 55:7, 82:2, 86:4, 92:10, 114:15, 137:13, 139:8, 140:2, 140:6, 140:7, 144:6,</p> | <p>160:15, 164:18, 170:3, 173:5, 178:18, 179:4, 181:15</p> <p>means [4] - 25:15, 91:15, 125:10, 158:11</p> <p>meantime [1] - 172:6</p> <p>measure [1] - 64:12</p> <p>mechanical [3] - 113:4, 174:17, 175:15</p> <p>mechanism [1] - 137:15</p> <p>Medford [1] - 186:15</p> <p>meet [1] - 172:5</p> <p>meeting [19] - 2:4, 3:4, 3:12, 3:14, 4:11, 4:12, 8:6, 9:3, 34:16, 35:11, 36:7, 50:16, 51:3, 70:3, 99:16, 102:2, 103:8, 193:1</p> <p>Meeting [1] - 1:4</p> <p>meetings [3] - 5:2, 35:10, 35:12</p> <p>meets [1] - 147:14</p> <p>MEFA [1] - 130:7</p> <p>MEMBER [5] - 50:6, 51:6, 51:9, 52:5, 97:3</p> <p>Member [7] - 1:6, 1:7, 1:7, 1:8, 1:8, 1:9, 62:9</p> <p>member [5] - 4:13, 65:9, 65:12, 93:3, 173:2</p> <p>members [16] - 6:6, 6:7, 6:18, 7:5, 50:17, 79:9, 87:8, 102:7, 127:12, 139:1, 148:4, 161:14, 162:3, 171:5, 171:7, 183:9</p> <p>MEMBERS [1] - 51:18</p> <p>Members [12] - 11:12, 30:12, 40:8, 48:13, 48:18, 51:16, 51:17, 55:7, 61:16, 102:12, 134:1, 154:5</p> <p>memo [4] - 127:1, 127:5, 134:2, 190:13</p> <p>memorable [2] - 121:6, 122:3</p> <p>memorandum [1] - 153:13</p> <p>memory [1] - 143:14</p> <p>memos [1] - 127:8</p> <p>mention [3] - 17:18, 66:10, 67:12</p> | <p>mentioned [9] - 56:10, 56:11, 57:16, 71:18, 90:4, 111:8, 139:16, 139:17, 178:13</p> <p>mentioning [3] - 56:18, 66:18, 67:6</p> <p>mentions [1] - 56:13</p> <p>menu [1] - 16:14</p> <p>merchandising [1] - 117:3</p> <p>merchant [3] - 112:17, 113:10, 117:1</p> <p>merits [13] - 7:15, 9:14, 10:2, 10:11, 10:16, 11:1, 49:12, 53:16, 53:18, 74:4, 82:10, 98:17</p> <p>met [3] - 30:5, 36:4, 69:18</p> <p>metal [2] - 113:2, 116:4</p> <p>meters [2] - 143:16, 188:13</p> <p>methodology [1] - 166:14</p> <p>mic [3] - 102:9, 102:11, 190:1</p> <p>MICHAEL [53] - 12:4, 12:14, 18:3, 21:1, 28:14, 30:11, 31:2, 31:12, 32:14, 33:1, 34:13, 34:17, 35:3, 35:13, 36:2, 36:12, 36:17, 37:2, 37:6, 37:11, 38:5, 38:6, 38:8, 40:2, 40:6, 41:5, 41:10, 41:13, 41:18, 42:12, 43:2, 43:8, 44:6, 45:2, 45:11, 45:12, 46:4, 46:5, 46:6, 46:7, 46:17, 47:16, 48:2, 48:5, 48:7, 65:17, 66:13, 66:16, 70:10, 71:9, 71:13, 93:15, 96:18</p> <p>Michael [12] - 12:15, 12:17, 16:4, 16:6, 17:1, 20:16, 28:17, 38:3, 44:8, 70:4, 102:17, 117:10</p> <p>Michael's [2] - 19:10, 20:12</p> <p>microphone [1] - 12:7</p> <p>middle [3] - 124:6, 124:7, 179:6</p> <p>might [26] - 11:16, 39:13, 52:18, 53:2, 58:9, 83:4, 83:5,</p> |
| <p>M</p> <p>Magazine [1] - 16:12</p> <p>mail [1] - 37:12</p> <p>mails [1] - 11:13</p> <p>Main [1] - 161:1</p> <p>maintain [2] - 109:4, 145:13</p> <p>major [3] - 65:6,</p> | | | | |

| | | | | |
|---|--|---|---|--|
| <p>91:18, 93:12, 99:4, 100:1, 120:17, 133:10, 136:6, 141:2, 155:5, 158:8, 159:2, 171:18, 180:17, 180:18, 181:13, 187:8</p> <p>miles [2] - 156:5</p> <p>Milk [33] - 12:16, 16:5, 16:8, 16:10, 19:2, 19:6, 20:17, 23:1, 25:2, 25:14, 37:9, 38:1, 38:8, 39:2, 39:15, 43:6, 43:12, 44:1, 45:9, 56:9, 56:14, 56:18, 57:2, 57:8, 57:13, 58:13, 67:1, 67:12, 68:14, 74:10, 74:12, 74:13, 89:4</p> <p>milk [6] - 16:16, 18:10, 46:16, 67:2, 67:3, 83:12</p> <p>million [1] - 60:12</p> <p>mind [1] - 64:2</p> <p>mineralogical [1] - 182:6</p> <p>minimum [1] - 23:7</p> <p>minor [5] - 74:18, 147:9, 147:12, 147:15, 151:6</p> <p>Minor [18] - 103:15, 103:16, 109:10, 109:14, 123:14, 124:13, 145:1, 147:3, 148:3, 148:17, 149:2, 152:1, 152:7, 152:15, 152:17, 153:13, 183:12</p> <p>minute [3] - 17:4, 94:13, 100:18</p> <p>minutes [9] - 18:2, 51:12, 51:15, 55:18, 56:1, 56:8, 58:5, 66:10, 110:11</p> <p>missed [1] - 50:10</p> <p>mistake [1] - 157:10</p> <p>misunderstood [1] - 127:16</p> <p>MIT [3] - 3:16, 4:6, 144:13</p> <p>mitigation [7] - 103:17, 123:15, 125:16, 126:2, 137:4, 153:1, 153:9</p> <p>model [3] - 18:15, 39:1, 93:17</p> <p>modifications [2] - 21:10, 23:17</p> <p>moment [2] - 57:1,</p> | <p>113:9</p> <p>Momofuko [1] - 57:7</p> <p>money [6] - 127:18, 128:12, 136:4, 137:14, 137:16, 138:10</p> <p>Monsignor [10] - 105:6, 105:9, 106:1, 107:11, 107:14, 123:18, 124:3, 124:11, 125:6, 129:16</p> <p>month [1] - 84:18</p> <p>months [1] - 99:14</p> <p>moratorium [1] - 64:11</p> <p>most [6] - 36:9, 39:8, 47:18, 54:3, 149:18, 161:11</p> <p>motion [7] - 95:8, 96:12, 148:9, 148:16, 152:5, 153:11</p> <p>movable [4] - 118:5, 119:8, 120:12, 123:12</p> <p>move [7] - 19:7, 116:15, 135:14, 136:8, 174:4, 188:12</p> <p>moved [7] - 95:15, 148:11, 148:15, 152:9, 153:15, 173:3, 183:7</p> <p>moving [1] - 106:7</p> <p>multi [1] - 27:9</p> <p>multi-concept [1] - 27:9</p> <p>multiple [5] - 21:14, 60:1, 73:5, 112:17, 115:14</p> <p>multiuse [2] - 68:9, 116:9</p> <p>municipalities [1] - 90:6</p> <p>Murphy [5] - 37:14, 37:15, 43:10, 57:5, 69:8</p> <p>MURPHY [5] - 43:10, 48:6, 69:13, 72:7, 90:2</p> <p>Museum [4] - 124:12, 125:5, 126:4, 136:13</p> <p>must [2] - 96:4</p> <p>MWRA [1] - 130:6</p> <hr/> <p>N</p> <hr/> <p>name [6] - 12:15, 43:3, 55:15, 55:16,</p> | <p>85:9, 102:14</p> <p>narrow [4] - 9:12, 49:15, 54:4, 65:14</p> <p>national [1] - 18:7</p> <p>nationwide [2] - 22:10, 25:3</p> <p>nature [5] - 73:10, 74:11, 74:12, 80:15, 93:6</p> <p>near [3] - 73:16, 119:18, 145:15</p> <p>nearly [1] - 105:13</p> <p>necessarily [6] - 22:9, 25:11, 32:5, 52:14, 140:15, 178:8</p> <p>necessary [2] - 129:13, 136:6</p> <p>need [23] - 12:12, 15:12, 25:10, 34:8, 42:2, 42:7, 54:5, 55:3, 67:16, 76:13, 77:2, 79:15, 80:7, 94:5, 107:18, 144:10, 144:18, 154:18, 156:6, 158:13, 162:8, 163:15, 180:16</p> <p>needed [3] - 79:6, 106:6, 143:15</p> <p>needs [3] - 154:10, 160:18, 182:7</p> <p>negative [2] - 96:3, 171:1</p> <p>neighbor [1] - 71:4</p> <p>neighborhood [14] - 23:13, 23:15, 27:8, 76:14, 79:17, 80:4, 80:9, 80:17, 112:7, 122:10, 142:11, 142:16, 160:5, 183:3</p> <p>neighborhoods [2] - 28:6, 70:15</p> <p>neighbors [1] - 25:18</p> <p>network [2] - 104:8, 185:8</p> <p>neutral [1] - 117:5</p> <p>never [3] - 29:15, 36:16, 61:8</p> <p>New [2] - 56:16, 67:8</p> <p>new [28] - 30:15, 36:15, 38:12, 38:18, 39:7, 46:1, 46:8, 46:18, 103:14, 105:2, 105:5, 105:6, 108:5, 108:6, 108:11, 108:14, 109:1, 109:7, 109:12, 111:10, 116:10, 134:15, 135:4, 145:17,</p> | <p>150:18, 151:1, 173:13</p> <p>next [7] - 3:14, 120:3, 149:7, 171:5, 176:4, 176:5, 192:13</p> <p>nice [2] - 90:3, 121:5</p> <p>nicer [2] - 160:3, 177:4</p> <p>night [5] - 59:9, 59:11, 90:4, 91:11, 93:5</p> <p>nine [2] - 163:5, 163:6</p> <p>nine-foot [1] - 163:6</p> <p>NoMa [1] - 144:13</p> <p>none [2] - 61:15, 133:18</p> <p>normal [1] - 191:18</p> <p>normally [1] - 52:13</p> <p>North [66] - 2:11, 101:9, 103:4, 105:5, 105:7, 105:9, 105:10, 105:13, 105:18, 106:2, 106:7, 107:13, 108:14, 109:18, 110:4, 110:5, 110:16, 111:6, 111:8, 111:9, 111:13, 111:14, 112:10, 112:13, 112:14, 113:16, 114:3, 114:9, 114:10, 114:12, 115:3, 115:8, 116:7, 116:15, 117:13, 117:14, 117:17, 118:1, 119:4, 119:13, 121:14, 122:9, 122:12, 122:14, 123:3, 123:10, 123:18, 125:2, 125:13, 129:14, 132:9, 134:18, 136:11, 139:9, 143:12, 145:3, 150:11, 157:9, 159:5, 160:4, 165:17, 172:14, 175:16</p> <p>north [7] - 105:9, 107:10, 117:15, 119:12, 120:4, 180:8, 182:14</p> <p>NOT [1] - 195:16</p> <p>Notary [2] - 195:4, 195:12</p> <p>note [3] - 170:3, 191:12, 194:6</p> <p>noted [2] - 45:16, 194:16</p> <p>nothing [2] - 19:5, 38:7</p> | <p>notice [3] - 7:2, 57:3, 115:2</p> <p>noticed [1] - 131:13</p> <p>number [10] - 4:14, 31:1, 32:17, 36:4, 59:12, 84:11, 111:17, 153:8, 183:13, 183:17</p> <p>numbers [1] - 143:4</p> <p>numerous [2] - 11:13, 80:4</p> <hr/> <p>O</p> <hr/> <p>O'Brien [19] - 105:6, 105:9, 106:1, 107:11, 107:14, 123:18, 124:3, 124:11, 125:6, 129:16, 132:6, 132:11, 133:2, 134:10, 135:15, 137:18, 142:13, 142:15</p> <p>o'clock [1] - 189:4</p> <p>objection [2] - 33:2, 64:4</p> <p>objections [1] - 63:14</p> <p>obligated [2] - 51:4, 129:1</p> <p>obligates [1] - 128:8</p> <p>obligation [2] - 126:9, 128:11</p> <p>obligations [1] - 125:16</p> <p>observation [3] - 52:13, 53:4, 58:14</p> <p>observes [1] - 51:2</p> <p>Obviously [1] - 141:11</p> <p>obviously [7] - 61:5, 75:8, 111:5, 135:16, 142:12, 172:5, 184:8</p> <p>occasion [1] - 50:18</p> <p>occupancy [1] - 126:4</p> <p>occupants [1] - 185:17</p> <p>occupation [1] - 98:18</p> <p>occupying [1] - 25:16</p> <p>odd [1] - 61:1</p> <p>oddly [1] - 176:10</p> <p>oddness [1] - 60:14</p> <p>OF [5] - 1:1, 195:2, 195:15, 195:16, 195:17</p> <p>off-street [1] - 140:8</p> <p>offer [2] - 31:18, 144:4</p> |
|---|--|---|---|--|

| | | | | |
|---|---|--|---|--|
| <p>offering [2] - 28:11, 80:1</p> <p>offerings [1] - 79:16</p> <p>office [9] - 84:13, 115:2, 116:16, 116:17, 170:6, 173:6, 173:7, 180:12, 182:11</p> <p>OFFICIAL [1] - 1:17</p> <p>offs [1] - 139:18</p> <p>often [3] - 22:11, 98:16, 156:2</p> <p>oftentimes [1] - 32:5</p> <p>on-street [5] - 143:10, 185:8, 185:11, 186:16, 188:8</p> <p>once [8] - 84:16, 90:12, 91:10, 135:4, 138:1, 145:9, 145:10, 145:12</p> <p>one [92] - 3:16, 3:18, 6:17, 7:5, 10:7, 13:17, 14:3, 15:4, 15:5, 15:10, 16:10, 16:15, 18:12, 20:3, 21:4, 23:5, 26:1, 26:15, 27:10, 29:3, 29:12, 31:3, 32:2, 33:6, 33:14, 34:15, 35:1, 35:4, 35:7, 35:15, 36:7, 37:2, 37:18, 38:13, 38:17, 40:17, 41:14, 42:15, 42:18, 43:2, 44:6, 44:15, 44:18, 45:7, 46:9, 49:9, 51:7, 58:3, 59:2, 60:4, 60:12, 67:4, 69:2, 78:8, 84:17, 86:10, 91:11, 93:3, 96:4, 101:5, 104:17, 106:14, 121:12, 127:15, 129:6, 130:17, 131:13, 139:3, 150:1, 150:6, 160:1, 161:9, 161:10, 170:2, 172:10, 172:12, 172:13, 173:11, 174:2, 174:13, 175:5, 175:9, 179:8, 182:11, 185:13, 187:9, 188:16, 192:6</p> <p>onerous [1] - 84:2</p> <p>ones [1] - 130:3</p> <p>ongoing [2] - 35:6, 70:7</p> <p>onus [1] - 172:3</p> <p>open [13] - 12:1, 21:9, 27:5, 43:12, 54:14, 55:2, 106:5, 147:6,</p> | <p>147:11, 161:3, 165:18, 182:8, 193:1</p> <p>opened [2] - 27:13, 145:8</p> <p>opening [1] - 56:16</p> <p>operate [1] - 79:12</p> <p>operates [1] - 61:10</p> <p>operating [2] - 44:8, 44:14</p> <p>operation [3] - 18:8, 44:15, 76:3</p> <p>operational [1] - 18:15</p> <p>operations [1] - 15:17</p> <p>opinion [5] - 10:18, 15:15, 62:18, 64:5, 99:4</p> <p>opportunities [2] - 113:10, 156:16</p> <p>opportunity [12] - 4:16, 61:4, 74:6, 75:8, 83:17, 112:3, 112:6, 131:12, 143:10, 161:16, 188:5, 188:12</p> <p>opposed [6] - 79:5, 96:14, 136:18, 174:9, 174:13, 184:5</p> <p>option [4] - 22:17, 39:12, 115:7, 153:3</p> <p>options [1] - 26:14</p> <p>order [6] - 5:14, 76:1, 79:13, 79:18, 81:3, 126:17</p> <p>Order [1] - 2:7</p> <p>ordering [1] - 15:1</p> <p>Ordinance [9] - 4:8, 5:18, 50:13, 62:10, 63:3, 80:14, 81:7, 96:4, 147:4</p> <p>ordinarily [2] - 10:15, 77:11</p> <p>ordinary [2] - 73:4, 73:9</p> <p>orientation [1] - 57:9</p> <p>oriented [1] - 98:6</p> <p>original [7] - 6:8, 14:13, 14:15, 111:1, 192:12, 194:2</p> <p>originally [4] - 47:12, 106:12, 149:18, 187:14</p> <p>otherwise [1] - 161:15</p> <p>ourselves [3] - 24:5, 33:17, 50:1</p> <p>outcome [6] - 88:16, 88:17, 91:14, 91:17, 92:8, 96:1</p> <p>outdoor [1] - 165:7</p> | <p>outlined [1] - 9:11</p> <p>outreach [1] - 23:6</p> <p>outside [3] - 59:12, 97:7, 114:2</p> <p>outsoken [1] - 23:7</p> <p>overall [2] - 32:11, 173:15</p> <p>overhang [3] - 177:13, 177:17</p> <p>own [3] - 25:2, 94:7, 137:1</p> <p>owner [4] - 42:13, 43:1, 44:7, 70:12</p> <p>ownership [2] - 39:1, 39:2</p> <hr/> <p>P</p> <hr/> <p>p.m [2] - 1:3, 193:12</p> <p>packet [2] - 46:13, 192:7</p> <p>packets [1] - 127:3</p> <p>Paden [2] - 1:11, 86:17</p> <p>PADEN [6] - 5:9, 17:7, 17:10, 17:14, 79:7, 90:13</p> <p>page [3] - 56:12, 57:2, 159:6</p> <p>PAGE [2] - 2:1, 194:8</p> <p>pages [4] - 52:1, 52:3, 52:4, 56:7</p> <p>paint [3] - 60:2, 60:3, 158:18</p> <p>pallet [3] - 60:2, 122:13, 183:2</p> <p>panels [1] - 116:4</p> <p>parallel [1] - 129:15</p> <p>parapet [1] - 162:8</p> <p>parcel [17] - 32:15, 101:18, 106:14, 107:3, 107:15, 108:5, 108:10, 108:11, 108:12, 108:14, 134:12, 147:14, 147:16, 149:14, 150:18, 163:12, 172:12</p> <p>Parcel [9] - 2:13, 103:5, 104:9, 110:15, 120:5, 149:7, 151:11, 152:6, 154:4</p> <p>parcelization [1] - 134:6</p> <p>parcels [6] - 101:16, 106:12, 106:13, 108:16, 148:9, 149:18</p> <p>Parcels [4] - 103:15, 104:18, 105:4,</p> | <p>125:13</p> <p>pardon [3] - 68:4, 78:11, 102:9</p> <p>Park [1] - 123:9</p> <p>park [6] - 118:4, 120:9, 184:17, 185:14, 186:17, 188:9</p> <p>parked [1] - 154:15</p> <p>parkers [1] - 188:9</p> <p>parking [35] - 29:12, 76:5, 76:6, 78:7, 107:7, 139:18, 141:16, 141:17, 141:18, 142:4, 142:5, 142:8, 143:12, 143:16, 147:11, 170:14, 184:18, 185:4, 185:5, 185:9, 185:11, 185:17, 186:1, 186:7, 186:9, 186:12, 186:16, 187:6, 187:11, 188:2, 188:6, 188:8, 188:12, 189:9</p> <p>Parking [5] - 104:3, 126:12, 127:2, 134:8, 188:11</p> <p>Parking's [1] - 153:13</p> <p>part [17] - 14:7, 32:14, 45:18, 70:17, 72:2, 100:5, 125:9, 128:12, 130:7, 134:12, 144:16, 146:1, 148:16, 150:16, 172:3, 172:4</p> <p>particular [7] - 62:18, 76:11, 81:12, 100:6, 114:1, 137:15, 180:17</p> <p>particularly [3] - 81:3, 104:1, 138:9</p> <p>partner [5] - 16:4, 23:13, 23:15, 27:16, 33:12</p> <p>partnering [3] - 16:3, 57:6, 57:9</p> <p>partnership [8] - 25:7, 38:1, 48:8, 66:18, 67:1, 67:5, 67:13, 67:14</p> <p>parts [2] - 19:17, 120:10</p> <p>party [1] - 104:15</p> <p>pass [1] - 116:1</p> <p>passed [2] - 85:6, 163:17</p> <p>passing [1] - 74:10</p> <p>passionate [2] -</p> | <p>27:11, 71:10</p> <p>path [3] - 116:9, 118:7, 156:13</p> <p>pathway [1] - 121:13</p> <p>patio [3] - 18:14, 21:12, 31:4</p> <p>patronize [1] - 154:13</p> <p>pavilion [10] - 176:13, 177:2, 177:4, 178:17, 179:4, 180:3, 181:7, 182:15, 182:16</p> <p>pavilions [1] - 120:5</p> <p>pay [1] - 186:17</p> <p>paying [1] - 126:9</p> <p>PB#179 [1] - 2:11</p> <p>Pelosi [1] - 23:9</p> <p>pending [1] - 130:4</p> <p>penthouse [1] - 168:18</p> <p>people [36] - 11:13, 15:1, 22:2, 22:8, 22:18, 23:17, 24:7, 24:11, 26:12, 27:8, 28:2, 28:8, 28:9, 32:1, 32:5, 53:1, 57:7, 59:6, 78:6, 87:5, 100:11, 122:1, 131:3, 133:12, 134:18, 135:2, 141:17, 143:1, 144:5, 155:8, 156:2, 156:10, 168:15, 188:9, 189:5, 189:6</p> <p>perceived [1] - 29:17</p> <p>percent [14] - 15:1, 18:18, 48:3, 48:10, 72:7, 92:12, 94:2, 94:3, 94:5, 149:9, 151:11, 151:12, 184:1</p> <p>perhaps [7] - 83:18, 99:13, 120:7, 121:7, 131:3, 136:14, 155:3</p> <p>perimeter [3] - 104:10, 115:16, 179:3</p> <p>period [1] - 64:17</p> <p>permission [1] - 95:3</p> <p>permit [3] - 125:8, 126:8, 130:4</p> <p>Permit [14] - 2:7, 5:16, 6:14, 7:13, 7:15, 7:16, 11:8, 41:16, 44:2, 79:12, 94:5, 125:3, 126:16, 183:18</p> <p>Permits [2] - 42:8, 75:18</p> <p>permits [5] - 44:4,</p> |
|---|---|--|---|--|

| | | | | |
|--|---|--|---|---|
| <p>44:5, 129:12, 130:9, 136:15</p> <p>perpendicular [1] - 130:3</p> <p>perspective [4] - 40:3, 74:8, 82:2, 142:18</p> <p>petition [10] - 5:13, 5:16, 6:2, 7:6, 7:7, 13:4, 14:4, 62:7, 64:11, 64:14</p> <p>Petition [1] - 4:6</p> <p>Petitioner [3] - 8:8, 9:6, 12:3</p> <p>petitioner [3] - 30:13, 79:14, 81:5</p> <p>petitioner's [4] - 79:16, 80:2, 80:7, 80:12</p> <p>Petitions [1] - 2:8</p> <p>petitions [1] - 63:3</p> <p>phase [1] - 124:10</p> <p>Phase [6] - 125:7, 125:12, 126:5, 136:2, 153:10</p> <p>phases [1] - 124:4</p> <p>phasing [4] - 152:16, 152:18, 153:1, 153:12</p> <p>phone [1] - 68:7</p> <p>phonetic [1] - 70:4</p> <p>photo [2] - 104:7, 104:11</p> <p>physical [5] - 76:7, 76:10, 81:7, 81:10, 147:7</p> <p>pick [3] - 85:10, 156:6, 179:11</p> <p>picked [1] - 58:17</p> <p>picture [2] - 49:7, 157:16</p> <p>pie [2] - 18:5, 31:14</p> <p>piece [4] - 63:1, 68:18, 69:9, 157:1</p> <p>pieces [1] - 135:7</p> <p>pile [1] - 169:17</p> <p>pin [1] - 94:4</p> <p>pink [1] - 68:12</p> <p>Pinocchio [1] - 85:2</p> <p>Pizza [2] - 43:4, 85:13</p> <p>pizza [68] - 2:7, 5:14, 12:16, 14:16, 14:17, 15:1, 15:2, 15:12, 16:2, 16:5, 18:9, 18:12, 19:5, 22:5, 22:6, 22:16, 23:2, 23:3, 24:9, 25:7, 25:12, 25:13, 26:9, 26:11, 27:13, 31:13, 32:3, 33:4, 36:18, 38:9, 38:11, 38:16,</p> | <p>38:17, 39:1, 39:16, 43:11, 44:7, 46:8, 57:11, 66:18, 67:4, 67:17, 68:10, 68:14, 69:1, 69:5, 70:18, 73:2, 73:4, 80:1, 84:15, 84:17, 85:3, 85:10, 85:12, 85:18, 86:2, 86:3, 86:5, 86:6, 89:3, 92:18, 93:4, 93:13, 101:1</p> <p>pizzas [3] - 47:18, 84:12, 85:1</p> <p>pizzeria [2] - 23:4, 83:12</p> <p>place [14] - 4:17, 27:4, 118:8, 119:9, 119:10, 121:10, 132:16, 140:17, 158:17, 160:7, 162:13, 166:5, 180:17, 185:13</p> <p>placed [2] - 119:17, 176:10</p> <p>placeholders [1] - 114:15</p> <p>placement [1] - 135:10</p> <p>places [6] - 92:18, 118:4, 118:5, 140:9, 162:15, 184:17</p> <p>plain [2] - 117:17, 123:2</p> <p>Plain [1] - 105:12</p> <p>plan [17] - 5:5, 28:15, 30:17, 41:4, 108:7, 108:8, 111:2, 114:7, 115:11, 117:12, 120:14, 124:1, 140:12, 147:18, 152:17, 179:10, 184:13</p> <p>Plan [4] - 105:16, 119:1, 119:6, 150:18</p> <p>planar [1] - 178:1</p> <p>planned [2] - 144:14, 184:15</p> <p>planner [1] - 94:2</p> <p>planning [2] - 82:2, 83:2</p> <p>Planning [34] - 2:4, 2:6, 3:5, 3:11, 3:17, 4:10, 6:3, 6:7, 6:18, 7:5, 8:2, 8:6, 51:13, 65:9, 65:12, 77:9, 83:2, 98:16, 99:5, 101:9, 102:7, 104:9, 105:12, 108:5, 109:5, 109:13, 126:1, 135:12, 150:7, 151:5, 187:5,</p> | <p>193:13, 194:6, 194:15</p> <p>PLANNING [1] - 1:1</p> <p>plans [3] - 11:15, 90:18, 135:12</p> <p>planters [1] - 165:14</p> <p>planting [7] - 118:16, 119:5, 121:18, 122:5, 162:11, 162:12, 166:4</p> <p>plants [2] - 120:9, 162:14</p> <p>platform [1] - 167:3</p> <p>play [5] - 63:5, 63:6, 64:7, 96:1, 174:17</p> <p>plays [1] - 98:13</p> <p>Plaza [7] - 112:5, 112:11, 112:14, 113:16, 114:10, 120:17, 134:14</p> <p>plaza [3] - 108:18, 120:18, 157:1</p> <p>plazas [2] - 109:4, 109:6</p> <p>please... [1] - 51:5</p> <p>plus [1] - 24:12</p> <p>Point [43] - 101:10, 103:4, 105:5, 105:18, 106:7, 108:14, 109:18, 110:5, 110:16, 111:6, 111:8, 111:14, 112:14, 114:10, 115:3, 115:8, 116:7, 116:15, 117:14, 117:17, 118:1, 119:4, 119:13, 121:14, 122:9, 122:10, 122:12, 122:15, 123:3, 123:10, 124:1, 125:13, 129:14, 132:9, 135:1, 139:9, 143:12, 145:3, 150:11, 157:9, 159:5, 160:4, 172:14</p> <p>point [26] - 2:11, 14:6, 14:10, 29:7, 50:7, 50:10, 51:7, 54:8, 59:4, 59:15, 61:18, 70:10, 92:11, 97:4, 97:16, 98:3, 115:1, 121:12, 140:6, 141:2, 142:11, 144:10, 157:8, 157:13, 158:5, 159:3</p> <p>pointed [2] - 59:11, 180:11</p> <p>pointing [1] - 58:12</p> | <p>points [4] - 21:3, 27:1, 33:6, 77:6</p> <p>policing [1] - 29:13</p> <p>policy [2] - 87:14, 97:10</p> <p>polishing [1] - 182:7</p> <p>pop [2] - 162:15, 174:15</p> <p>popping [1] - 182:10</p> <p>population [1] - 115:8</p> <p>portfolio [1] - 67:7</p> <p>portion [7] - 38:6, 73:11, 109:8, 112:4, 124:10, 125:12, 193:1</p> <p>position [7] - 8:14, 60:18, 62:16, 97:2, 126:7, 134:4, 153:4</p> <p>positive [1] - 141:7</p> <p>possibility [3] - 39:10, 92:2, 138:13</p> <p>possible [6] - 33:9, 91:14, 91:16, 111:3, 155:18, 187:1</p> <p>posted [1] - 167:12</p> <p>postponing [1] - 101:14</p> <p>potential [4] - 29:17, 106:6, 112:7, 113:17</p> <p>power [3] - 24:2, 27:18, 138:8</p> <p>powerful [1] - 160:13</p> <p>practice [2] - 11:9, 99:8</p> <p>pre [1] - 126:4</p> <p>pre-condition [1] - 126:4</p> <p>preceded [1] - 131:6</p> <p>precedents [1] - 111:17</p> <p>preclude [1] - 75:12</p> <p>precluded [1] - 187:7</p> <p>precludes [1] - 108:2</p> <p>prediction [1] - 48:11</p> <p>predominantly [1] - 113:1</p> <p>prefer [1] - 138:7</p> <p>preferable [1] - 135:18</p> <p>Prellwitz [2] - 102:16, 110:10</p> <p>premises [2] - 44:15, 163:2</p> <p>prepared [2] - 63:9, 140:15</p> <p>presence [2] - 105:5, 175:13</p> <p>present [2] - 99:15, 103:7</p> <p>presentation [20] -</p> | <p>13:8, 17:7, 17:15, 18:2, 34:14, 35:2, 35:4, 35:8, 45:9, 45:10, 55:11, 56:10, 56:11, 59:8, 66:7, 72:2, 105:17, 109:9, 127:9, 192:8</p> <p>presentations [1] - 69:17</p> <p>presented [7] - 25:1, 28:17, 45:17, 49:7, 49:11, 49:14, 77:9</p> <p>presenters [1] - 49:8</p> <p>presents [1] - 112:6</p> <p>pressure [2] - 131:4, 138:3</p> <p>presumably [2] - 167:8, 167:9</p> <p>presumption [1] - 15:10</p> <p>pretty [9] - 39:18, 58:7, 85:3, 86:15, 86:16, 88:1, 88:7, 91:12, 143:13</p> <p>prevented [1] - 64:12</p> <p>prevented [3] - 125:11, 127:18, 136:15</p> <p>previous [6] - 6:10, 8:11, 13:7, 15:7, 95:11, 110:17</p> <p>previously [3] - 11:4, 117:16, 187:6</p> <p>primarily [2] - 18:16, 50:17</p> <p>primary [2] - 18:16, 175:16</p> <p>principally [2] - 175:17, 175:18</p> <p>priorities [1] - 4:15</p> <p>private [2] - 145:5, 145:12</p> <p>probability [1] - 138:15</p> <p>probate [1] - 133:3</p> <p>probe [1] - 171:18</p> <p>problem [3] - 89:17, 138:16, 158:7</p> <p>problems [3] - 76:4, 77:1, 88:2</p> <p>procedural [2] - 9:9, 95:17</p> <p>procedurally [1] - 11:11</p> <p>procedure [3] - 6:1, 10:6, 60:15</p> <p>proceed [4] - 62:6, 95:13, 153:9, 153:10</p> <p>proceeding [2] - 7:3, 95:12</p> |
|--|---|--|---|---|

| | | | | |
|---|--|---|--|--|
| <p>proceedings [2] - 6:12, 195:6</p> <p>proceeds [1] - 30:7</p> <p>process [10] - 58:16, 62:14, 68:5, 86:11, 88:15, 90:4, 93:11, 114:17, 115:1, 191:18</p> <p>procurement [1] - 166:13</p> <p>produce [1] - 76:6</p> <p>profound [1] - 64:7</p> <p>program [3] - 57:10, 121:7, 121:8</p> <p>progress [4] - 103:11, 104:12, 104:13, 135:13</p> <p>progressing [1] - 153:5</p> <p>project [14] - 3:16, 13:1, 14:2, 105:1, 106:16, 110:4, 120:16, 122:13, 123:16, 125:18, 126:17, 150:11, 154:9, 180:13</p> <p>projects [4] - 4:4, 117:16, 123:9, 136:8</p> <p>prominence [1] - 141:6</p> <p>prominent [4] - 91:13, 111:5, 141:14, 175:17</p> <p>promote [1] - 30:16</p> <p>prong [1] - 19:8</p> <p>prongs [1] - 15:9</p> <p>property [6] - 103:12, 104:14, 107:5, 151:17, 163:13, 164:7</p> <p>proponent [3] - 59:4, 59:5, 87:1</p> <p>proportions [1] - 183:5</p> <p>proposal [10] - 14:7, 14:12, 20:14, 39:12, 59:1, 88:1, 131:14, 172:9, 182:9, 191:7</p> <p>proposals [2] - 86:14, 167:14</p> <p>proposed [12] - 13:12, 15:16, 18:14, 79:15, 80:2, 80:7, 80:12, 80:18, 84:13, 108:9, 127:1, 147:17</p> <p>proposing [4] - 11:18, 43:16, 59:6, 133:8</p> <p>Prospect [1] - 155:14</p> <p>proud [1] - 179:14</p> | <p>provide [8] - 16:4, 19:14, 24:7, 26:8, 28:10, 30:7, 113:9, 187:11</p> <p>provided [4] - 51:14, 142:9, 147:16, 151:4</p> <p>provides [5] - 24:10, 112:16, 147:13, 149:8, 152:16</p> <p>providing [6] - 33:12, 88:3, 97:17, 100:8, 107:16, 138:5</p> <p>proving [1] - 109:17</p> <p>provision [4] - 126:11, 126:16, 147:6, 186:1</p> <p>provisions [2] - 104:17, 125:4</p> <p>proximity [2] - 111:10, 141:6</p> <p>Public [3] - 2:14, 195:4, 195:12</p> <p>public [58] - 4:5, 4:7, 4:8, 5:4, 8:6, 9:3, 9:4, 9:7, 35:10, 35:11, 35:12, 48:15, 49:16, 50:8, 50:9, 50:11, 50:12, 50:14, 50:16, 50:18, 51:2, 51:3, 51:4, 52:14, 53:1, 53:7, 54:3, 54:5, 54:15, 55:9, 58:10, 62:13, 64:12, 66:16, 67:10, 76:5, 76:11, 81:11, 82:18, 91:8, 91:15, 102:2, 102:3, 103:6, 111:13, 112:8, 127:10, 130:11, 145:6, 145:10, 145:13, 146:12, 185:5, 186:7, 186:8, 186:12, 193:2</p> <p>PUD [3] - 4:1, 147:5, 149:17</p> <p>PUDs [1] - 150:17</p> <p>pull [3] - 78:15, 142:5, 181:14</p> <p>pulled [1] - 87:18</p> <p>pulling [1] - 177:7</p> <p>pump [4] - 103:5, 130:1, 130:2, 130:6</p> <p>purchase [4] - 105:4, 107:4, 107:12, 108:1</p> <p>purchased [2] - 107:12, 107:15</p> <p>purely [1] - 49:13</p> <p>purpose [3] - 128:13, 138:12, 163:14</p> | <p>pursuant [2] - 2:7, 102:2</p> <p>purview [1] - 98:13</p> <p>push [3] - 137:17, 164:13, 179:4</p> <p>put [12] - 12:7, 13:14, 14:11, 34:3, 60:17, 63:18, 69:6, 163:7, 164:3, 165:6, 174:17, 184:16</p> <p>puts [1] - 120:15</p> <p>putting [1] - 25:12</p> | <p>R</p> <p>racks [8] - 119:10, 154:12, 154:13, 155:1, 155:4, 184:12, 184:14, 184:17</p> <p>radical [2] - 13:13, 20:18</p> <p>rails [1] - 169:2</p> <p>Rainey [1] - 13:18</p> <p>Raise [1] - 23:9</p> <p>raise [1] - 14:6</p> <p>raised [3] - 29:11, 29:12, 98:4</p> <p>raises [1] - 183:12</p> <p>raising [1] - 44:1</p> <p>random [2] - 70:6, 182:3</p> <p>randomness [1] - 182:17</p> <p>Rappoport [1] - 103:1</p> <p>rare [1] - 70:11</p> <p>rather [7] - 90:9, 126:5, 142:7, 153:7, 161:2, 173:17, 185:4</p> <p>ratio [1] - 147:6</p> <p>rationale [3] - 64:10, 182:2, 182:18</p> <p>re [2] - 39:5, 39:6</p> <p>re-argue [1] - 39:6</p> <p>re-arguing [1] - 39:5</p> <p>reaches [1] - 116:12</p> <p>reaction [1] - 171:1</p> <p>read [12] - 48:18, 51:15, 51:17, 52:7, 54:18, 56:13, 63:9, 77:17, 100:10, 178:6, 178:17, 194:15</p> <p>reading [3] - 89:8, 178:3, 194:6</p> <p>real [7] - 46:14, 63:1, 68:18, 69:9, 157:5, 162:12, 165:17</p> <p>realignment [1] - 147:11</p> <p>reallocate [2] - 103:15, 109:11</p> <p>really [65] - 11:14, 12:11, 15:8, 19:10, 21:3, 21:15, 22:8, 22:12, 22:15, 22:17, 22:18, 23:13, 24:7, 25:5, 25:16, 27:12, 27:15, 28:9, 30:7, 33:2, 34:1, 39:18, 44:13, 44:17, 52:10, 60:4, 63:2, 65:3,</p> | <p>67:11, 68:13, 69:4, 69:10, 83:8, 87:2, 89:15, 92:13, 95:1, 97:18, 98:3, 99:1, 113:5, 132:13, 132:16, 133:6, 133:11, 142:1, 143:7, 153:3, 154:17, 158:18, 159:17, 160:12, 160:14, 160:15, 160:18, 162:14, 165:18, 167:5, 168:12, 169:10, 174:3, 174:14, 181:17</p> <p>realm [1] - 111:13</p> <p>realtime [1] - 35:7</p> <p>rear [1] - 168:5</p> <p>REASON [6] - 194:9, 194:10, 194:11, 194:12, 194:13, 194:14</p> <p>reason [7] - 63:2, 64:4, 70:17, 85:10, 150:2, 175:18, 194:7</p> <p>reasonable [1] - 52:18</p> <p>reasons [7] - 13:9, 14:13, 78:16, 83:3, 94:8, 160:6, 173:11</p> <p>reassure [1] - 94:1</p> <p>rebuild [1] - 123:17</p> <p>receive [2] - 169:9, 172:8</p> <p>received [4] - 11:12, 11:14, 53:9, 127:4</p> <p>receiving [1] - 167:13</p> <p>recent [2] - 99:13, 103:12</p> <p>recently [2] - 105:3, 110:15</p> <p>recess [1] - 101:6</p> <p>recognition [1] - 18:7</p> <p>recollection [1] - 90:8</p> <p>recommendation [3] - 9:14, 11:1, 187:5</p> <p>reconsider [1] - 61:1</p> <p>reconsideration [1] - 7:3</p> <p>reconstruct [2] - 125:5, 125:8</p> <p>reconstructed [1] - 124:8</p> <p>reconstruction [5] - 124:3, 126:3, 129:17, 136:12, 138:1</p> <p>reconstructs [1] - 126:6</p> |
|---|--|---|--|--|

| | | | | |
|---|---|---|---|---|
| <p>record [7] - 6:12, 37:5, 37:9, 48:4, 90:3, 194:16, 195:6</p> <p>RECORD [1] - 1:17</p> <p>recorded [1] - 51:11</p> <p>recording [2] - 17:10, 17:13</p> <p>recreating [1] - 145:17</p> <p>rectangle [1] - 114:8</p> <p>rectangular [1] - 111:3</p> <p>red [1] - 191:13</p> <p>redesign [1] - 35:14</p> <p>redirect [1] - 126:16</p> <p>redistribute [1] - 184:5</p> <p>redistributed [1] - 150:12</p> <p>redistribution [1] - 101:17</p> <p>Redistribution [1] - 2:12</p> <p>reduce [1] - 76:4</p> <p>reduced [2] - 31:9, 31:11</p> <p>reducing [1] - 31:1</p> <p>ref [1] - 44:13</p> <p>reference [3] - 57:12, 74:10, 74:11</p> <p>referenced [2] - 185:8, 191:15</p> <p>referred [2] - 38:2, 69:12</p> <p>referring [3] - 38:10, 66:17, 72:3</p> <p>reflecting [2] - 158:3, 158:5</p> <p>regard [7] - 5:12, 8:1, 75:17, 75:18, 101:9, 148:6, 154:6</p> <p>regardless [1] - 32:9</p> <p>Registries [1] - 133:3</p> <p>regular [4] - 50:10, 111:2, 115:15, 144:16</p> <p>regularized [1] - 109:12</p> <p>regulate [1] - 146:10</p> <p>regulation [1] - 145:11</p> <p>relates [1] - 152:18</p> <p>relationship [6] - 74:12, 115:5, 134:15, 147:7, 177:13, 177:16</p> <p>relative [1] - 153:1</p> <p>relatively [2] - 9:12, 138:15</p> <p>relished [1] - 23:11</p> <p>remain [2] - 27:4,</p> | <p>118:8</p> <p>remains [1] - 125:15</p> <p>remember [5] - 25:8, 131:5, 139:11, 139:16, 139:17</p> <p>rendering [2] - 67:9, 159:4</p> <p>renderings [1] - 27:3</p> <p>rendition [3] - 66:5, 66:6</p> <p>reorganize [1] - 163:12</p> <p>Reparcelization [1] - 2:12</p> <p>reparcelization [6] - 101:16, 103:14, 107:2, 109:9, 148:1, 148:9</p> <p>repeatedly [1] - 62:16</p> <p>repetitive [9] - 5:13, 5:16, 7:6, 7:7, 13:4, 14:4, 62:7, 63:3, 64:11</p> <p>Repetitive [1] - 2:8</p> <p>replaced [1] - 19:2</p> <p>REPORTER [1] - 195:17</p> <p>Reporter [2] - 195:4, 195:12</p> <p>REPORTERS [1] - 1:16</p> <p>represent [1] - 173:14</p> <p>representing [1] - 12:16</p> <p>represents [1] - 115:7</p> <p>REPRODUCTION [1] - 195:16</p> <p>request [4] - 5:15, 6:14, 99:9, 100:1</p> <p>requested [4] - 5:17, 7:12, 79:11, 99:11</p> <p>requests [2] - 35:14, 69:16</p> <p>require [3] - 44:2, 125:5, 148:3</p> <p>required [5] - 91:9, 91:10, 123:17, 129:9, 153:1</p> <p>requirement [2] - 80:9, 126:18</p> <p>requirements [6] - 9:12, 75:17, 76:2, 123:16, 126:2, 126:14</p> <p>requiring [1] - 81:7</p> <p>resident [1] - 56:5</p> <p>residents [2] - 92:15, 115:9</p> <p>resistant [1] - 24:6</p> <p>resolve [1] - 77:13</p> <p>resources [2] - 100:7,</p> | <p>107:17</p> <p>respect [5] - 29:7, 62:13, 62:14, 67:15, 188:3</p> <p>RESPECT [1] - 195:16</p> <p>respond [4] - 64:13, 77:5, 171:10, 171:12</p> <p>responded [1] - 33:6</p> <p>Response [6] - 61:14, 96:15, 127:14, 133:17, 148:7, 192:17</p> <p>response [3] - 67:9, 127:6, 170:14</p> <p>rest [1] - 184:16</p> <p>restate [1] - 62:15</p> <p>restaurant [4] - 27:14, 28:1, 37:3, 38:13</p> <p>restaurants [4] - 37:7, 37:17, 70:16, 82:6</p> <p>result [7] - 14:12, 14:18, 26:14, 29:2, 35:6, 36:6, 108:16</p> <p>retail [28] - 26:2, 28:2, 41:1, 41:2, 82:4, 106:4, 106:8, 106:18, 108:13, 108:14, 109:17, 110:1, 110:2, 110:4, 119:11, 120:3, 120:5, 144:9, 183:4, 186:2, 186:13, 187:2, 187:6, 187:11, 188:2, 188:6, 188:12, 191:16</p> <p>retail-type [1] - 188:12</p> <p>retailer [2] - 114:2, 156:8</p> <p>returning [1] - 109:5</p> <p>returns [1] - 98:9</p> <p>review [29] - 2:6, 3:13, 3:15, 5:6, 8:13, 11:10, 30:17, 86:14, 97:17, 98:14, 98:16, 99:12, 100:5, 101:12, 101:18, 102:4, 103:16, 109:6, 110:8, 120:15, 147:15, 149:10, 150:17, 154:4, 190:11, 190:18, 192:1, 192:18, 193:3</p> <p>Review [1] - 2:13</p> <p>reviewed [3] - 8:1, 99:14, 110:15</p> <p>reviews [1] - 2:14</p> | <p>revised [2] - 150:17, 172:9</p> <p>revision [1] - 126:2</p> <p>revisions [1] - 3:18</p> <p>revisitation [1] - 60:15</p> <p>richness [1] - 122:5</p> <p>right-hand [1] - 158:15</p> <p>risk [1] - 138:6</p> <p>road [3] - 104:8, 105:12, 124:15</p> <p>roadbed [1] - 129:15</p> <p>roadway [1] - 135:11</p> <p>ROBERTS [6] - 3:8, 98:10, 149:13, 150:14, 151:9, 193:9</p> <p>Roberts [2] - 1:12, 86:17</p> <p>Roche [1] - 141:10</p> <p>roof [10] - 157:5, 168:17, 174:3, 174:9, 174:13, 176:13, 177:3, 177:7, 178:15, 182:15</p> <p>roofs [1] - 168:12</p> <p>room [3] - 70:1, 130:18, 131:3</p> <p>Room [1] - 1:4</p> <p>roots [1] - 33:16</p> <p>rough [2] - 120:18, 182:6</p> <p>Route [2] - 129:11, 129:13</p> <p>route [3] - 124:16, 125:1, 125:10</p> <p>routine [2] - 150:15, 150:16</p> <p>row [7] - 3:11, 117:17, 117:18, 118:15, 119:5, 119:15, 123:2</p> <p>run [2] - 129:15, 145:14</p> <p>RUSSELL [50] - 31:8, 34:11, 34:15, 35:9, 35:17, 36:3, 36:14, 37:1, 37:4, 37:8, 39:4, 40:4, 49:5, 54:12, 78:10, 78:12, 84:9, 85:9, 85:16, 87:13, 88:13, 89:15, 90:11, 91:5, 148:16, 149:1, 151:14, 153:15, 154:7, 159:10, 159:13, 169:1, 171:8, 176:12, 176:17, 177:6, 179:2,</p> | <p>179:11, 179:15, 179:17, 180:5, 180:9, 180:15, 181:5, 181:10, 181:13, 182:1, 182:5, 183:1, 189:11</p> <p>Russell [1] - 1:6</p> <hr/> <p>S</p> <hr/> <p>sadly [1] - 163:8</p> <p>safety [2] - 64:15, 76:5</p> <p>sake [1] - 150:3</p> <p>SAME [1] - 195:16</p> <p>Sanders [1] - 23:10</p> <p>sandwiched [1] - 176:4</p> <p>sat [1] - 62:11</p> <p>satisfied [1] - 81:15</p> <p>satisfy [2] - 80:13, 81:6</p> <p>Saturday [2] - 185:13, 189:3</p> <p>saw [4] - 41:3, 92:6, 104:11, 168:1</p> <p>sawtooth [3] - 107:5, 108:11, 111:1</p> <p>scale [1] - 135:12</p> <p>schedule [2] - 167:13, 167:15</p> <p>scheduled [3] - 3:14, 4:11, 10:11</p> <p>Schmidt [1] - 8:4</p> <p>Schumer [1] - 23:10</p> <p>Science [1] - 136:13</p> <p>screen [6] - 17:8, 17:15, 112:8, 113:4, 113:17, 174:16</p> <p>screening [1] - 178:14</p> <p>scrolling [1] - 56:7</p> <p>seat [1] - 31:7</p> <p>seating [4] - 18:13, 30:17, 59:11, 165:7</p> <p>seats [9] - 31:1, 31:4, 31:9, 32:10, 32:11, 32:17, 33:8, 34:3, 34:7</p> <p>Second [1] - 1:4</p> <p>second [22] - 5:3, 6:17, 14:6, 15:13, 19:8, 38:15, 41:6, 53:12, 74:16, 92:16, 95:16, 97:16, 112:15, 115:11, 116:12, 126:11, 152:10, 153:16, 157:8, 161:3, 169:4, 169:6</p> |
|---|---|---|---|---|

| | | | | |
|---|--|--|--|--|
| <p>secretary [1] - 49:2</p> <p>section [13] - 62:10, 63:3, 64:6, 118:12, 119:3, 120:1, 124:6, 124:7, 124:12, 124:13, 124:15, 176:2</p> <p>Section [7] - 2:8, 5:17, 5:18, 75:17, 76:1, 80:13, 81:6</p> <p>see [40] - 24:17, 28:2, 32:12, 37:7, 37:12, 47:18, 55:1, 57:1, 63:11, 64:4, 65:3, 65:15, 82:9, 87:5, 104:5, 104:7, 107:5, 113:4, 114:11, 116:10, 116:16, 117:1, 118:13, 119:2, 119:15, 120:6, 153:5, 157:17, 158:2, 158:4, 159:8, 161:8, 162:1, 165:13, 168:9, 172:15, 176:9, 176:13, 182:17, 191:7</p> <p>seeing [3] - 28:3, 48:9, 193:4</p> <p>seeking [1] - 41:16</p> <p>seem [8] - 44:3, 49:5, 87:13, 115:17, 153:2, 160:6, 162:7, 170:8</p> <p>segment [1] - 138:4</p> <p>selecting [1] - 123:3</p> <p>sell [2] - 38:8, 104:18</p> <p>selling [2] - 67:2, 72:3</p> <p>Senator [3] - 23:9, 23:10</p> <p>send [3] - 77:12, 87:3, 97:15</p> <p>sense [7] - 11:16, 43:14, 64:7, 66:15, 73:9, 109:18, 183:4</p> <p>sensitive [2] - 76:9, 81:9</p> <p>sent [1] - 58:12</p> <p>separate [9] - 25:15, 26:16, 29:5, 38:18, 39:1, 44:3, 44:9, 125:4, 126:15</p> <p>separated [1] - 176:7</p> <p>series [3] - 3:10, 113:3, 113:9</p> <p>serious [1] - 156:7</p> <p>seriously [1] - 71:2</p> <p>serve [4] - 23:12, 27:8, 34:6, 57:11</p> <p>serves [1] - 143:14</p> <p>service [4] - 76:14,</p> | <p>77:2, 133:13, 144:4</p> <p>session [2] - 101:8</p> <p>set [4] - 127:8, 152:8, 195:6, 195:7</p> <p>sets [2] - 6:1, 122:18</p> <p>shading [1] - 121:1</p> <p>shake [1] - 83:12</p> <p>shall [3] - 76:3, 76:8, 147:9</p> <p>shame [1] - 165:6</p> <p>shape [3] - 111:3, 174:3, 174:9</p> <p>shaped [1] - 168:12</p> <p>share [1] - 121:8</p> <p>shared [1] - 41:8</p> <p>SHEET [1] - 194:1</p> <p>Sheet [2] - 194:2, 194:7</p> <p>sheet [1] - 194:7</p> <p>shift [1] - 114:18</p> <p>shifting [2] - 86:14</p> <p>shiny [1] - 159:1</p> <p>shop [12] - 14:17, 24:9, 25:13, 33:18, 68:11, 70:18, 73:4, 73:5, 73:10, 86:2, 101:2, 185:13</p> <p>shopping [1] - 189:10</p> <p>shops [5] - 23:5, 38:9, 69:5, 73:3, 86:7</p> <p>short [6] - 57:3, 80:1, 101:6, 188:8, 188:13, 188:15</p> <p>short-term [2] - 188:8, 188:13</p> <p>shorter [1] - 143:16</p> <p>Shorthand [2] - 195:4, 195:12</p> <p>shot [1] - 87:4</p> <p>show [14] - 13:10, 16:5, 21:16, 23:14, 67:8, 96:13, 99:17, 106:6, 111:7, 149:5, 152:12, 153:18, 191:9</p> <p>showed [1] - 113:9</p> <p>showing [4] - 105:17, 117:12, 151:1, 160:16</p> <p>shown [3] - 16:14, 113:14, 159:15</p> <p>shows [7] - 105:10, 107:10, 108:7, 108:9, 120:16, 150:18, 159:4</p> <p>sic [1] - 60:17</p> <p>side [18] - 32:2, 32:4, 60:13, 61:3, 74:6, 83:17, 95:2, 118:6, 118:9, 119:12, 120:1, 121:2,</p> | <p>121:15, 133:1, 142:13, 162:18, 176:15</p> <p>sides [6] - 43:13, 157:6, 158:11, 176:14, 178:16, 179:7</p> <p>sidewalk [3] - 119:16, 120:2, 180:17</p> <p>sidewalks [3] - 122:15, 122:16, 162:10</p> <p>siding [1] - 116:6</p> <p>SIENIEWICZ [13] - 40:18, 41:7, 41:12, 41:15, 42:1, 48:17, 54:10, 62:8, 78:17, 87:12, 92:5, 92:10, 93:16</p> <p>Sieniewicz [1] - 1:7</p> <p>Sierra [1] - 145:15</p> <p>Sign [1] - 194:7</p> <p>sign [5] - 19:14, 25:9, 88:2, 99:13, 191:9</p> <p>signage [5] - 45:16, 47:6, 113:11, 117:2, 191:14</p> <p>signal [1] - 126:14</p> <p>SIGNATURE [1] - 194:1</p> <p>significant [5] - 10:8, 20:9, 29:13, 94:8</p> <p>significantly [3] - 32:8, 65:3, 74:14</p> <p>signs [2] - 21:18, 191:17</p> <p>similar [2] - 116:2, 172:16</p> <p>simple [2] - 40:18, 122:14</p> <p>simply [10] - 9:16, 13:14, 16:8, 39:12, 46:15, 51:2, 53:11, 55:9, 77:13, 99:3</p> <p>single [7] - 23:5, 27:10, 70:17, 112:17, 115:14, 117:18, 119:4</p> <p>sit [5] - 18:16, 69:3, 87:2, 87:9, 128:15</p> <p>site [19] - 73:16, 93:7, 106:3, 106:5, 107:8, 107:9, 109:13, 111:4, 117:7, 117:12, 119:10, 123:7, 140:12, 142:7, 142:10, 143:2, 164:18, 165:18, 170:16</p> <p>sits [2] - 163:5, 168:7</p> <p>sitting [4] - 29:3,</p> | <p>92:13, 93:5, 138:10</p> <p>situation [4] - 68:8, 88:11, 145:17, 165:4</p> <p>six [5] - 23:8, 34:6, 118:16, 119:5, 155:12</p> <p>six-foot [2] - 118:16, 119:5</p> <p>size [2] - 108:12, 161:5</p> <p>sizing [1] - 139:12</p> <p>skepticism [1] - 74:4</p> <p>sketch [1] - 120:18</p> <p>sketchiness [1] - 75:6</p> <p>skipping [1] - 80:11</p> <p>sky [2] - 158:3, 158:5</p> <p>slices [1] - 84:16</p> <p>slide [7] - 105:16, 107:10, 108:7, 108:9, 159:9, 159:10, 159:14</p> <p>slightly [3] - 18:18, 109:12, 184:9</p> <p>sloppiness [1] - 59:15</p> <p>smack [1] - 168:4</p> <p>smacking [1] - 168:5</p> <p>small [8] - 19:15, 38:6, 70:12, 116:17, 121:6, 141:16, 147:10, 175:14</p> <p>smallest [2] - 161:9, 173:10</p> <p>Smith [1] - 90:8</p> <p>so-called [1] - 16:15</p> <p>so... [1] - 183:5</p> <p>sod [1] - 164:3</p> <p>soda [4] - 67:2, 67:3, 67:5</p> <p>sold [1] - 83:12</p> <p>solid [1] - 112:5</p> <p>solution [1] - 111:7</p> <p>SoMa [1] - 3:16</p> <p>someone [6] - 56:9, 66:8, 132:17, 133:9, 169:12, 188:16</p> <p>someplace [1] - 39:14</p> <p>Somerville [4] - 56:5, 56:6, 141:5, 156:13</p> <p>sometime [1] - 25:5</p> <p>sometimes [3] - 71:2, 141:15, 154:15</p> <p>somewhat [5] - 114:14, 117:5, 149:14, 157:16, 174:2</p> <p>somewhere [2] - 138:10, 142:9</p> <p>soon [1] - 172:13</p> <p>sorry [10] - 40:6, 57:2, 58:2, 71:9, 79:8,</p> | <p>90:5, 134:18, 140:4, 183:13, 190:3</p> <p>sort [47] - 8:13, 9:11, 13:8, 16:6, 21:7, 22:4, 22:12, 22:14, 22:17, 23:2, 25:17, 26:2, 26:14, 26:18, 37:13, 39:10, 47:17, 67:18, 68:9, 68:11, 72:16, 73:9, 84:17, 86:10, 134:17, 138:3, 139:10, 139:11, 143:11, 143:17, 144:4, 146:6, 146:7, 146:9, 150:1, 150:15, 157:10, 160:2, 161:12, 168:14, 170:4, 172:11, 172:18, 173:9, 174:10, 175:2, 182:2</p> <p>sought [1] - 18:6</p> <p>sounds [3] - 39:8, 39:9, 65:10</p> <p>south [8] - 112:4, 118:6, 121:2, 164:14, 166:1, 180:8, 182:14, 184:15</p> <p>southern [3] - 164:7, 164:10, 164:11</p> <p>space [23] - 19:1, 21:8, 25:16, 32:3, 32:13, 41:5, 42:10, 45:1, 106:5, 108:18, 112:16, 119:8, 120:7, 121:7, 122:2, 122:3, 131:18, 147:7, 147:11, 161:3, 163:16, 164:6, 185:14</p> <p>spaces [3] - 76:11, 81:11, 154:16</p> <p>spanned [1] - 104:16</p> <p>spanning [2] - 15:5, 15:6</p> <p>speaking [3] - 28:5, 47:17, 73:9</p> <p>speaks [1] - 44:8</p> <p>spec [1] - 106:10</p> <p>Special [16] - 2:7, 5:15, 6:14, 7:12, 7:15, 7:16, 11:8, 41:16, 42:8, 44:2, 75:18, 79:12, 94:5, 125:3, 126:16, 183:18</p> <p>special [3] - 85:10, 93:6, 122:17</p> <p>specific [26] - 2:8, 6:9, 7:10, 8:10,</p> |
|---|--|--|--|--|

| | | | | |
|--|--|--|---|--|
| <p>12:9, 13:5, 14:9, 14:14, 15:18, 20:8, 21:12, 29:8, 30:3, 54:16, 55:11, 56:2, 56:3, 56:9, 62:1, 62:4, 64:16, 70:7, 88:7, 95:9, 98:18, 135:9</p> <p>specifically [9] - 12:8, 19:12, 63:17, 75:18, 76:18, 107:1, 116:11, 126:1, 137:8</p> <p>spell [1] - 55:15</p> <p>spend [6] - 110:11, 114:4, 136:5, 137:16, 138:11, 138:16</p> <p>spent [2] - 128:5, 137:14</p> <p>spill [4] - 114:2, 118:3, 119:11, 120:8</p> <p>spirit [1] - 173:18</p> <p>split [3] - 19:14, 47:17, 91:12</p> <p>spoken [3] - 68:16, 131:5, 131:6</p> <p>sponsored [1] - 125:18</p> <p>spot [2] - 142:5, 166:17</p> <p>spring [3] - 11:4, 123:4, 167:14</p> <p>square [12] - 14:18, 81:4, 92:5, 92:14, 92:18, 109:15, 114:16, 115:5, 115:6, 115:12, 184:4, 188:1</p> <p>Square [10] - 65:11, 79:17, 80:3, 80:4, 80:8, 81:1, 82:3, 82:8, 84:12, 91:13</p> <p>SS [1] - 195:3</p> <p>staff [15] - 72:15, 72:17, 72:18, 77:12, 87:1, 89:1, 89:13, 89:16, 98:1, 98:3, 98:7, 99:7, 104:1, 127:5, 192:1</p> <p>Staff [1] - 1:11</p> <p>stage [1] - 50:8</p> <p>stained [1] - 116:6</p> <p>stairs [3] - 115:12, 167:7, 167:8</p> <p>stairwell [2] - 161:4, 170:11</p> <p>stakeholders [1] - 4:14</p> <p>stall [1] - 120:8</p> | <p>stand [4] - 12:7, 14:5, 94:1, 134:4</p> <p>standard [1] - 122:15</p> <p>standards [1] - 154:8</p> <p>standing [3] - 105:8, 119:12, 120:3</p> <p>standpoint [1] - 44:12</p> <p>stands [1] - 132:14</p> <p>staple [1] - 24:5</p> <p>star [1] - 21:16</p> <p>stark [3] - 19:9, 47:7, 67:18</p> <p>starkness [2] - 15:14, 15:15</p> <p>start [5] - 3:6, 72:10, 102:5, 105:10, 145:10</p> <p>started [3] - 18:1, 69:17, 145:4</p> <p>starting [8] - 3:10, 67:1, 124:4, 125:6, 125:12, 155:15, 158:6, 170:2</p> <p>state [19] - 8:5, 55:15, 97:2, 124:16, 125:1, 125:7, 125:18, 126:7, 126:10, 128:1, 128:2, 128:3, 128:5, 128:8, 128:12, 130:7, 137:2, 153:4, 156:14</p> <p>state-sponsored [1] - 125:18</p> <p>statement(s) [1] - 194:17</p> <p>statements [1] - 93:9</p> <p>stating [1] - 99:3</p> <p>station [15] - 103:5, 111:16, 112:2, 118:8, 119:18, 121:3, 130:1, 130:2, 130:6, 132:1, 135:4, 163:1, 166:9, 166:15</p> <p>Station [16] - 105:2, 109:1, 109:8, 110:3, 111:11, 112:5, 112:11, 112:14, 113:16, 114:10, 116:10, 120:16, 124:8, 134:14, 134:15</p> <p>station's [1] - 163:16</p> <p>statistically [1] - 87:10</p> <p>statute [1] - 50:13</p> <p>stay [5] - 5:6, 26:12, 32:1, 181:6, 184:1</p> <p>staying [2] - 24:2, 27:18</p> | <p>step [1] - 38:13</p> <p>steps [1] - 112:13</p> <p>Steve [5] - 72:8, 91:2, 94:18, 99:17, 170:17</p> <p>STEVEN [45] - 9:8, 9:11, 9:18, 10:15, 40:10, 40:14, 44:16, 45:3, 45:13, 46:10, 49:4, 49:9, 50:3, 53:10, 53:15, 54:1, 65:18, 66:2, 72:9, 74:1, 75:4, 77:3, 77:5, 77:8, 78:5, 81:14, 83:14, 88:18, 89:17, 95:15, 97:8, 97:14, 100:3, 101:1, 148:11, 148:15, 152:3, 152:9, 153:16, 167:10, 167:16, 170:18, 181:3, 181:8, 181:11</p> <p>Steven [1] - 1:8</p> <p>stick [3] - 162:15, 167:15, 176:13</p> <p>sticks [1] - 176:8</p> <p>still [11] - 41:16, 43:17, 61:7, 63:12, 63:13, 65:7, 66:3, 72:1, 142:12, 162:12</p> <p>stone [1] - 122:18</p> <p>stop [9] - 119:17, 131:9, 140:18, 141:1, 141:6, 143:6, 155:16, 156:2, 188:17</p> <p>stopping [2] - 73:14, 153:8</p> <p>store [9] - 30:16, 31:1, 60:2, 73:14, 74:13, 139:11, 144:14, 155:14, 156:11</p> <p>storefront [6] - 15:4, 15:6, 20:7, 45:15, 47:7, 88:3</p> <p>storefronts [3] - 19:15, 26:16, 114:14</p> <p>stores [3] - 38:3, 144:2</p> <p>Storrs [1] - 103:1</p> <p>story [1] - 111:12</p> <p>straightforward [1] - 174:2</p> <p>street [21] - 4:2, 84:13, 105:6, 108:15, 110:14, 118:1, 118:4, 120:1, 123:1, 123:6, 140:8,</p> | <p>143:10, 160:5, 184:14, 185:8, 185:9, 185:10, 185:11, 186:16, 188:8</p> <p>Street [50] - 2:6, 2:7, 4:1, 5:12, 5:14, 56:6, 60:12, 105:7, 105:10, 105:11, 105:14, 105:18, 106:3, 107:13, 110:4, 110:13, 110:17, 111:9, 111:14, 112:10, 112:13, 113:15, 114:3, 114:9, 114:13, 117:14, 117:18, 118:12, 119:2, 119:14, 119:15, 123:2, 124:4, 130:15, 131:18, 132:2, 132:3, 132:4, 132:13, 132:16, 136:11, 143:14, 154:14, 155:14, 155:18, 156:1, 165:17, 174:6, 175:16</p> <p>streets [13] - 76:5, 135:9, 145:4, 145:6, 145:10, 145:15, 145:18, 146:2, 146:10, 146:12, 147:12, 157:1, 157:2</p> <p>streetscape [3] - 117:13, 117:15, 118:13</p> <p>Streety [1] - 161:2</p> <p>strengthen [2] - 108:13, 110:3</p> <p>strict [1] - 84:2</p> <p>strip [3] - 162:18, 163:2, 163:6</p> <p>striping [1] - 126:14</p> <p>strong [2] - 62:18, 137:17</p> <p>strongly [3] - 52:11, 53:1, 163:15</p> <p>structural [1] - 113:2</p> <p>structure [6] - 39:1, 112:1, 113:8, 117:5, 160:18, 192:4</p> <p>structured [1] - 13:8</p> <p>stuck [1] - 176:2</p> <p>studied [1] - 111:17</p> <p>stuff [3] - 141:3, 155:13, 157:11</p> <p>subdivision [2] - 108:7, 108:8</p> | <p>subdivisions [1] - 108:10</p> <p>subject [3] - 106:10, 120:15, 153:12</p> <p>sublease [1] - 69:1</p> <p>subleasing [1] - 43:7</p> <p>submission [1] - 14:16</p> <p>submit [2] - 150:15, 150:17</p> <p>submitted [2] - 8:8, 90:18</p> <p>subscribe [1] - 194:16</p> <p>subsequent [1] - 10:4</p> <p>substance [2] - 73:17, 75:7</p> <p>substantial [3] - 80:16, 84:5, 84:7</p> <p>substantially [1] - 60:5</p> <p>substituted [1] - 14:8</p> <p>subtenancy [1] - 93:12</p> <p>succeed [1] - 156:14</p> <p>succeeded [1] - 132:7</p> <p>successful [3] - 65:11, 82:6, 174:11</p> <p>sufficient [9] - 8:8, 8:17, 9:2, 32:17, 48:16, 53:11, 62:1, 92:3, 95:9</p> <p>suggest [2] - 20:7, 133:10</p> <p>suggested [2] - 131:16, 132:2</p> <p>suggestion [1] - 98:11</p> <p>suite [1] - 41:2</p> <p>summarize [1] - 134:3</p> <p>summary [2] - 127:5, 151:1</p> <p>supermarket [2] - 188:1, 188:4</p> <p>support [2] - 32:18, 98:2</p> <p>supported [1] - 78:1</p> <p>supportive [2] - 134:11, 135:8</p> <p>supposed [2] - 14:1, 16:16</p> <p>surprised [1] - 77:18</p> <p>SUV [1] - 73:13</p> <p>SUZANNAH [2] - 189:17, 190:3</p> <p>Suzannah [5] - 1:12, 86:16, 171:9, 172:6, 189:14</p> <p>Suzannah's [1] - 190:13</p> <p>Swaathi [1] - 1:13</p> |
|--|--|--|---|--|

| | | | | |
|--|--|--|--|--|
| <p>sweet ^[1] - 26:10 symmetrical ^[1] - 178:9 synergy ^[1] - 18:11</p> | <p>178:13 terrible ^[1] - 158:10 terribly ^[1] - 88:5 testimony ^[1] - 78:4 texture ^[2] - 47:4, 116:6 THACHER ^[8] - 85:8, 94:13, 169:17, 191:2, 191:5, 192:2, 192:6, 192:11 thacher ^[1] - 169:16 Thacher ^[4] - 1:9, 94:11, 169:13, 180:11 Thacher's ^[1] - 179:12 THE ^[12] - 1:1, 1:17, 50:6, 51:6, 51:9, 51:18, 52:5, 97:3, 195:15, 195:16, 195:16, 195:17 theme ^[1] - 16:6 themselves ^[4] - 133:5, 136:1, 136:9, 138:8 THEODORE ^[147] - 3:3, 5:7, 5:10, 9:10, 9:15, 10:5, 11:2, 11:6, 12:6, 17:3, 17:9, 17:12, 17:16, 30:10, 30:12, 34:10, 40:8, 40:12, 42:5, 42:18, 43:6, 47:10, 48:1, 48:13, 49:18, 50:4, 50:11, 51:8, 51:14, 52:2, 52:7, 53:5, 53:14, 53:17, 54:7, 54:11, 55:6, 57:5, 57:18, 58:4, 60:9, 61:12, 61:15, 64:9, 71:7, 71:11, 71:15, 72:8, 73:18, 75:2, 75:15, 77:7, 78:3, 78:6, 78:11, 78:14, 79:1, 79:3, 79:8, 82:1, 82:12, 84:8, 85:15, 89:2, 89:12, 89:18, 90:7, 90:15, 91:6, 92:9, 94:11, 95:4, 95:7, 95:16, 96:2, 96:7, 96:11, 96:14, 96:16, 97:1, 97:6, 97:13, 98:8, 99:10, 100:16, 101:3, 101:7, 127:12, 127:15, 128:7, 128:14, 129:2, 129:7, 130:10, 133:15, 133:18, 139:1, 139:4, 146:15, 148:8, 148:12, 148:14, 148:18,</p> | <p>149:2, 149:6, 150:9, 151:8, 151:10, 151:16, 152:5, 152:11, 152:13, 153:7, 153:17, 154:1, 154:3, 161:18, 162:3, 166:8, 166:16, 167:1, 167:6, 167:17, 169:5, 169:10, 169:16, 170:17, 171:11, 183:10, 183:15, 185:3, 185:15, 186:3, 186:6, 186:10, 186:14, 187:8, 187:13, 189:14, 190:8, 191:1, 191:4, 192:5, 192:10, 192:15, 193:7, 193:10 Theodore ^[1] - 1:6 theory ^[1] - 172:18 thereafter ^[1] - 26:11 therefor ^[1] - 194:7 thereto ^[1] - 7:1 they've ^[4] - 25:4, 39:16, 157:11 thinking ^[11] - 21:17, 62:9, 74:1, 86:9, 121:5, 121:14, 140:11, 141:9, 143:4, 164:13, 176:18 thinks ^[1] - 55:1 third ^[5] - 7:2, 14:10, 124:13, 152:14, 170:5 Third ^[6] - 124:4, 131:18, 132:3, 132:4, 132:12, 132:15 THIS ^[1] - 195:15 thorough ^[1] - 150:3 thoughtful ^[1] - 94:17 thousand ^[1] - 143:4 threaten ^[1] - 76:5 three ^[16] - 6:5, 55:18, 68:3, 79:7, 79:8, 79:9, 86:3, 90:14, 147:2, 155:14, 157:1, 172:16, 173:10, 173:14, 174:1, 176:14 threshold ^[1] - 53:10 threw ^[1] - 160:11 thrive ^[1] - 156:15 throughout ^[3] - 70:16, 82:5, 100:11 thrown ^[1] - 161:12 tie ^[1] - 94:15</p> | <p>tied ^[1] - 100:15 Tiffany ^[1] - 1:9 TIFFANY ^[8] - 85:8, 94:13, 169:17, 191:2, 191:5, 192:2, 192:6, 192:11 tight ^[3] - 131:15, 132:11, 140:1 timeline ^[1] - 66:12 timing ^[2] - 126:14, 146:2 tiny ^[2] - 151:14, 151:16 TO ^[1] - 195:16 today ^[10] - 9:14, 23:14, 55:18, 68:15, 69:3, 83:7, 105:8, 108:8, 111:7, 172:7 today's ^[2] - 59:8, 120:15 together ^[8] - 29:1, 29:5, 29:6, 87:18, 161:12, 170:4, 173:13, 175:3 toilets ^[1] - 103:6 Tom ^[4] - 1:7, 64:9, 65:2, 91:8 TOM ^[13] - 40:18, 41:7, 41:12, 41:15, 42:1, 48:17, 54:10, 62:8, 78:17, 87:12, 92:5, 92:10, 93:16 ton ^[1] - 23:6 tonight ^[6] - 91:9, 102:15, 103:13, 123:14, 124:14, 190:6 tonight's ^[2] - 3:12, 106:10 took ^[4] - 6:8, 36:7, 97:14, 131:10 tooth ^[1] - 26:10 top ^[3] - 168:8, 176:3, 176:6 topic ^[2] - 123:13, 184:12 topics ^[2] - 103:7, 103:14 tortured ^[1] - 110:18 Tosi ^[1] - 16:4 total ^[5] - 15:3, 84:11, 87:8, 150:10, 151:12 totally ^[1] - 20:18 touch ^[4] - 4:16, 17:2, 20:16, 31:5 tough ^[1] - 95:1 toward ^[1] - 61:3 towards ^[2] - 119:14, 120:4 track ^[3] - 119:2,</p> | <p>119:17, 147:1 tracks ^[1] - 135:10 Traffic ^[6] - 104:2, 126:12, 127:2, 134:8, 153:13, 188:10 traffic ^[18] - 29:11, 29:18, 63:15, 65:7, 73:8, 76:4, 76:18, 77:16, 78:2, 93:18, 101:14, 103:17, 104:4, 123:15, 126:2, 137:4, 139:8, 141:9 train ^[2] - 86:10, 168:11 transact ^[1] - 163:11 transactional ^[1] - 44:12 transcript ^[10] - 37:14, 57:13, 77:18, 78:1, 78:18, 89:8, 194:2, 194:6, 194:15, 194:16 TRANSCRIPT ^[1] - 195:15 transcripts ^[4] - 2:4, 5:8, 66:10, 72:1 transfer ^[1] - 145:5 transformed ^[1] - 18:16 transit ^[5] - 112:8, 113:17, 141:11, 141:14, 142:3 transition ^[1] - 146:13 translucent ^[1] - 170:12 transmit ^[1] - 99:16 transparency ^[1] - 112:18 transparent ^[2] - 111:12, 113:14 transportation ^[1] - 156:16 Transportation ^[4] - 104:3, 126:12, 127:2, 134:8 traversed ^[1] - 131:18 tree ^[1] - 123:6 trees ^[15] - 117:18, 118:1, 118:16, 119:5, 119:15, 121:1, 123:1, 123:2, 123:4, 123:5, 159:11, 159:14, 162:11, 176:8 trellis ^[1] - 20:1 tremendous ^[2] - 71:5, 86:18 trial ^[1] - 8:16 trip ^[2] - 139:12,</p> |
| <p>T</p> <p>T-stop ^[1] - 141:1 tables ^[2] - 18:13, 121:8 takeout ^[7] - 15:1, 18:17, 31:15, 31:16, 48:3, 73:12 tall ^[5] - 112:12, 116:11, 160:14, 173:16, 175:10 taller ^[3] - 168:5, 175:17, 180:3 Tango ^[1] - 145:15 taste ^[1] - 16:17 teaching ^[1] - 22:12 team ^[3] - 32:16, 183:9, 190:7 technical ^[5] - 9:12, 10:3, 49:13, 54:4, 100:4 Ted ^[2] - 9:8, 137:11 television ^[1] - 17:8 temporary ^[2] - 118:7, 165:7 ten ^[9] - 24:4, 34:7, 62:11, 87:8, 89:6, 118:17, 149:9, 154:15, 183:18 ten-foot ^[1] - 118:17 tenancy ^[2] - 25:8, 93:12 tenant ^[12] - 21:7, 22:7, 26:1, 26:7, 33:11, 43:11, 43:18, 113:12, 114:14, 115:14, 120:11, 163:2 tenants ^[5] - 25:15, 106:6, 109:17, 112:18, 191:15 tend ^[3] - 3:11, 65:2, 74:5 tended ^[1] - 85:12 tending ^[1] - 91:1 tent ^[1] - 172:12 term ^[3] - 146:9, 188:8, 188:13 terminate ^[1] - 10:14 terms ^[16] - 25:18, 26:6, 27:6, 38:10, 47:2, 70:13, 95:18, 98:15, 128:4, 135:15, 141:7, 142:10, 144:13, 147:5, 174:3,</p> | <p>149:2, 149:6, 150:9, 151:8, 151:10, 151:16, 152:5, 152:11, 152:13, 153:7, 153:17, 154:1, 154:3, 161:18, 162:3, 166:8, 166:16, 167:1, 167:6, 167:17, 169:5, 169:10, 169:16, 170:17, 171:11, 183:10, 183:15, 185:3, 185:15, 186:3, 186:6, 186:10, 186:14, 187:8, 187:13, 189:14, 190:8, 191:1, 191:4, 192:5, 192:10, 192:15, 193:7, 193:10 Theodore ^[1] - 1:6 theory ^[1] - 172:18 thereafter ^[1] - 26:11 therefor ^[1] - 194:7 thereto ^[1] - 7:1 they've ^[4] - 25:4, 39:16, 157:11 thinking ^[11] - 21:17, 62:9, 74:1, 86:9, 121:5, 121:14, 140:11, 141:9, 143:4, 164:13, 176:18 thinks ^[1] - 55:1 third ^[5] - 7:2, 14:10, 124:13, 152:14, 170:5 Third ^[6] - 124:4, 131:18, 132:3, 132:4, 132:12, 132:15 THIS ^[1] - 195:15 thorough ^[1] - 150:3 thoughtful ^[1] - 94:17 thousand ^[1] - 143:4 threaten ^[1] - 76:5 three ^[16] - 6:5, 55:18, 68:3, 79:7, 79:8, 79:9, 86:3, 90:14, 147:2, 155:14, 157:1, 172:16, 173:10, 173:14, 174:1, 176:14 threshold ^[1] - 53:10 threw ^[1] - 160:11 thrive ^[1] - 156:15 throughout ^[3] - 70:16, 82:5, 100:11 thrown ^[1] - 161:12 tie ^[1] - 94:15</p> | <p>tied ^[1] - 100:15 Tiffany ^[1] - 1:9 TIFFANY ^[8] - 85:8, 94:13, 169:17, 191:2, 191:5, 192:2, 192:6, 192:11 tight ^[3] - 131:15, 132:11, 140:1 timeline ^[1] - 66:12 timing ^[2] - 126:14, 146:2 tiny ^[2] - 151:14, 151:16 TO ^[1] - 195:16 today ^[10] - 9:14, 23:14, 55:18, 68:15, 69:3, 83:7, 105:8, 108:8, 111:7, 172:7 today's ^[2] - 59:8, 120:15 together ^[8] - 29:1, 29:5, 29:6, 87:18, 161:12, 170:4, 173:13, 175:3 toilets ^[1] - 103:6 Tom ^[4] - 1:7, 64:9, 65:2, 91:8 TOM ^[13] - 40:18, 41:7, 41:12, 41:15, 42:1, 48:17, 54:10, 62:8, 78:17, 87:12, 92:5, 92:10, 93:16 ton ^[1] - 23:6 tonight ^[6] - 91:9, 102:15, 103:13, 123:14, 124:14, 190:6 tonight's ^[2] - 3:12, 106:10 took ^[4] - 6:8, 36:7, 97:14, 131:10 tooth ^[1] - 26:10 top ^[3] - 168:8, 176:3, 176:6 topic ^[2] - 123:13, 184:12 topics ^[2] - 103:7, 103:14 tortured ^[1] - 110:18 Tosi ^[1] - 16:4 total ^[5] - 15:3, 84:11, 87:8, 150:10, 151:12 totally ^[1] - 20:18 touch ^[4] - 4:16, 17:2, 20:16, 31:5 tough ^[1] - 95:1 toward ^[1] - 61:3 towards ^[2] - 119:14, 120:4 track ^[3] - 119:2,</p> | <p>119:17, 147:1 tracks ^[1] - 135:10 Traffic ^[6] - 104:2, 126:12, 127:2, 134:8, 153:13, 188:10 traffic ^[18] - 29:11, 29:18, 63:15, 65:7, 73:8, 76:4, 76:18, 77:16, 78:2, 93:18, 101:14, 103:17, 104:4, 123:15, 126:2, 137:4, 139:8, 141:9 train ^[2] - 86:10, 168:11 transact ^[1] - 163:11 transactional ^[1] - 44:12 transcript ^[10] - 37:14, 57:13, 77:18, 78:1, 78:18, 89:8, 194:2, 194:6, 194:15, 194:16 TRANSCRIPT ^[1] - 195:15 transcripts ^[4] - 2:4, 5:8, 66:10, 72:1 transfer ^[1] - 145:5 transformed ^[1] - 18:16 transit ^[5] - 112:8, 113:17, 141:11, 141:14, 142:3 transition ^[1] - 146:13 translucent ^[1] - 170:12 transmit ^[1] - 99:16 transparency ^[1] - 112:18 transparent ^[2] - 111:12, 113:14 transportation ^[1] - 156:16 Transportation ^[4] - 104:3, 126:12, 127:2, 134:8 traversed ^[1] - 131:18 tree ^[1] - 123:6 trees ^[15] - 117:18, 118:1, 118:16, 119:5, 119:15, 121:1, 123:1, 123:2, 123:4, 123:5, 159:11, 159:14, 162:11, 176:8 trellis ^[1] - 20:1 tremendous ^[2] - 71:5, 86:18 trial ^[1] - 8:16 trip ^[2] - 139:12,</p> | |

| | | | | |
|---|---|---|---|--|
| <p>155:10 trips [2] - 156:9, 188:15 trucks [1] - 160:9 true [4] - 24:1, 27:18, 182:16, 195:6 truly [1] - 132:18 try [4] - 21:15, 87:1, 150:6, 180:17 trying [13] - 23:14, 39:6, 56:7, 65:12, 66:4, 71:4, 84:11, 145:16, 164:13, 171:10, 172:16, 173:1, 178:7 Tuesday [1] - 1:2 tuned [1] - 5:6 turn [5] - 29:9, 110:6, 117:6, 132:5, 176:14 turned [2] - 5:15, 132:1 turning [1] - 141:7 turnover [1] - 28:2 turns [4] - 111:14, 114:9, 131:16, 132:6 TV [1] - 22:11 tweaked [1] - 65:5 twice [1] - 91:11 two [55] - 6:4, 15:9, 15:16, 18:8, 18:9, 18:10, 18:13, 19:15, 25:15, 26:16, 28:18, 29:4, 33:6, 34:1, 37:7, 38:14, 41:1, 41:13, 42:7, 42:8, 42:9, 42:16, 44:4, 44:10, 44:15, 56:1, 62:17, 64:17, 67:16, 69:7, 77:14, 79:5, 79:7, 79:9, 79:10, 83:13, 84:1, 84:16, 87:5, 97:9, 104:11, 111:12, 115:12, 122:11, 125:4, 126:15, 140:8, 150:6, 151:12, 157:2, 160:1, 170:4, 179:7 two-bay [1] - 140:8 two-story [1] - 111:12 two-year [2] - 64:17, 84:1 twofold [1] - 10:5 type [8] - 23:4, 24:8, 24:9, 140:13, 141:8, 144:3, 170:12, 188:12 types [1] - 76:16 typical [1] - 31:13</p> | <p>U</p> <p>ultimate [1] - 20:11 ultimately [3] - 35:7, 159:15, 175:4 umbrella [1] - 26:15 umbrellas [4] - 21:12, 47:5, 59:17, 59:18 un-visible [1] - 67:11 unanimous [2] - 96:16, 149:6 unanimous [1] - 154:2 UNDER [1] - 195:16 under [7] - 5:17, 18:4, 26:15, 52:17, 57:3, 89:5, 176:9 underlying [1] - 14:12 undersigned [1] - 195:4 understory [1] - 162:12 undertake [3] - 124:2, 124:6, 126:13 underway [1] - 104:8 unfavorable [6] - 6:10, 8:11, 12:11, 13:7, 15:8, 95:11 unfavorably [1] - 6:3 unfinished [2] - 162:7, 165:1 unfortunately [1] - 165:3 UNIDENTIFIED [6] - 50:6, 51:6, 51:9, 51:18, 52:5, 97:3 unique [2] - 16:14, 112:1 units [2] - 143:5, 175:15 university [1] - 24:13 unknown [2] - 136:16, 153:8 unless [3] - 6:4, 99:9, 158:18 UNLESS [1] - 195:16 unlikely [1] - 73:13 Uno's [2] - 85:11 unusual [1] - 18:5 up [45] - 12:1, 27:14, 28:8, 32:3, 42:6, 45:14, 46:12, 57:4, 58:17, 59:5, 70:5, 72:17, 73:13, 78:15, 83:9, 85:10, 85:13, 88:9, 91:3, 91:12, 98:9, 100:13, 100:15, 116:12, 122:12, 134:1, 138:9, 145:8,</p> | <p>145:11, 151:3, 152:15, 154:8, 156:6, 158:13, 160:16, 165:18, 166:5, 168:5, 169:2, 175:4, 176:5, 178:6, 179:11, 185:3, 188:1 Update [1] - 2:2 update [2] - 3:6, 103:11 updates [1] - 4:4 uphold [1] - 25:10 Upper [1] - 85:5 upper [2] - 113:2, 158:4 urban [3] - 122:3, 134:16, 134:17 usage [1] - 147:6 useful [2] - 142:17, 175:2 uses [5] - 73:5, 76:11, 81:11, 119:11, 144:9 utilities [1] - 129:15 utility [5] - 104:8, 129:9, 129:11, 129:13, 130:5</p> <p>V</p> <p>vacancies [1] - 82:3 vacant [1] - 92:7 valet [1] - 186:12 Valkenburgh [2] - 102:18, 117:10 value [1] - 23:18 valve [1] - 64:15 van [2] - 102:17, 117:10 variations [2] - 147:16, 149:8 various [2] - 59:16, 146:18 vehicle [1] - 170:15 vehicular [3] - 78:2, 78:5, 141:9 version [2] - 23:2, 192:13 versus [4] - 13:18, 142:3, 175:8, 177:14 vertical [1] - 174:10 vested [1] - 44:10 viable [1] - 115:10 viaduct [2] - 121:11, 167:3 viaduct's [1] - 169:1 vibrant [1] - 106:18 vicinity [2] - 108:18,</p> | <p>109:2 victory [1] - 165:17 view [16] - 15:15, 54:9, 54:13, 61:18, 83:15, 105:8, 109:16, 112:9, 113:15, 116:7, 122:6, 124:1, 155:5, 157:13, 165:11, 173:8 viewed [3] - 96:3, 96:8, 174:16 views [2] - 107:8, 116:14 vines [1] - 121:16 vis [2] - 134:4 vis-a-vis [1] - 134:4 visibility [1] - 114:3 visible [2] - 67:11, 168:14 vision [1] - 105:17 visitors [1] - 92:14 visual [4] - 76:9, 81:10, 111:15, 117:3 visually [1] - 24:16 vocabulary [3] - 115:18, 172:16, 173:4 voice [1] - 163:15 Volpe [2] - 4:6, 4:12 volume [1] - 194:6 volumetric [1] - 180:15 vote [6] - 6:8, 30:2, 36:8, 68:2, 79:5, 148:4 voted [2] - 87:5, 87:11 voting [1] - 95:18</p> <p>W</p> <p>wage [1] - 23:7 Wage [1] - 23:9 wait [3] - 95:17, 129:17, 143:6 waited [1] - 106:15 waiting [2] - 40:14, 153:8 walk [5] - 121:3, 188:18, 189:1, 189:11, 189:13 walker [1] - 132:14 walking [5] - 73:15, 80:2, 85:5, 142:2, 189:10 walkout [1] - 73:15 wall [3] - 113:18, 160:11, 174:15 wants [3] - 157:14,</p> | <p>181:6, 186:15 warm [1] - 116:5 warrant [1] - 53:12 washiness [1] - 69:11 Washington [2] - 125:2, 136:11 washy [1] - 71:3 wasting [1] - 97:11 watching [1] - 3:9 Water [2] - 124:4, 143:14 water [1] - 124:6 wayfinding [1] - 112:7 ways [3] - 100:4, 135:2, 141:13 Wednesday [2] - 4:9, 155:16 week [4] - 4:10, 84:16, 140:16 week's [1] - 3:14 weeks [4] - 3:10, 23:8, 92:6, 104:11 weigh [1] - 99:5 weird [1] - 145:11 welcome [3] - 3:4, 54:2, 161:15 welcoming [2] - 121:9, 162:12 West [23] - 102:15, 103:2, 103:13, 104:14, 105:1, 105:3, 106:9, 107:6, 107:11, 107:13, 109:3, 123:17, 124:2, 125:3, 125:8, 125:11, 125:15, 126:6, 126:8, 126:13, 127:7, 131:6, 131:7 west [2] - 118:6, 121:13 whereas [2] - 20:6, 137:1 WHEREOF [1] - 195:7 white [4] - 15:3, 67:18, 68:12, 170:11 Whole [4] - 154:13, 155:10, 155:11, 155:16 whole [8] - 19:3, 28:16, 72:9, 121:15, 131:1, 143:13, 147:18, 150:11 wide [7] - 21:9, 118:15, 118:16, 118:17, 119:5, 119:7, 162:10 wild [1] - 68:11 wildly [1] - 22:1 WILLIAMSON [3] -</p> |
|---|---|---|---|--|

| | |
|--|--|
| <p>52:9, 58:2, 58:6 willing [4] - 54:12, 55:6, 58:3, 186:16 wind [2] - 138:9, 145:11 windows [6] - 158:10, 158:14, 160:10, 160:11, 161:5, 176:10 wing [1] - 182:11 wise [1] - 140:10 wish [10] - 9:5, 9:6, 48:15, 53:6, 58:4, 94:11, 132:16, 133:9, 164:15, 165:18 wishes [5] - 58:1, 60:10, 61:13, 130:12, 133:16 wishy [2] - 69:11, 71:3 wishy-washiness [1] - 69:11 wishy-washy [1] - 71:3 WITNESS [1] - 195:7 wondering [1] - 89:9 wood [2] - 20:7, 47:8 wool [1] - 175:8 word [3] - 15:14, 46:15, 150:4 wording [1] - 126:18 words [1] - 157:8 workers [1] - 115:9 works [2] - 131:2, 182:1 worried [1] - 138:9 worrying [1] - 138:16 worse [1] - 83:6 worth [2] - 140:16, 141:3 wow [2] - 92:7, 178:5 wrap [3] - 162:7, 181:13, 182:15 wrapping [1] - 174:6 www.reportersinc. com [1] - 1:18</p> | <p>yield [1] - 32:8 York [2] - 56:16, 67:8 yourself [1] - 115:16 yourselves [1] - 43:15</p> <p>Z</p> <p>ZBA [10] - 45:18, 53:13, 72:13, 75:7, 75:9, 75:12, 81:14, 97:15, 97:17, 98:1 ZBA's [3] - 75:1, 92:17, 100:5 Zelinski [2] - 195:4, 195:11 zone [7] - 78:10, 78:12, 118:14, 118:17, 119:5, 119:7 Zoning [27] - 2:5, 2:6, 4:6, 5:11, 5:18, 13:10, 34:12, 34:16, 36:5, 36:10, 36:15, 37:10, 41:3, 41:9, 62:11, 63:7, 63:15, 64:3, 86:9, 86:11, 86:13, 87:4, 88:6, 88:8, 94:7, 95:12, 147:4 zoning [3] - 8:5, 187:4, 188:3</p> |
| <p>Y</p> | |
| <p>year [5] - 64:17, 84:1, 105:13, 105:15, 105:17 years [18] - 6:4, 24:4, 24:12, 62:12, 62:17, 69:6, 69:7, 77:14, 84:14, 84:18, 85:17, 92:16, 99:14, 106:17, 125:12, 153:8, 163:4, 164:2</p> | |