



MEMORANDUM

To: Cambridge Redevelopment Authority Board

From: Alexandra Levering, Project Manager

Date: January 15, 2021

RE: MXD Substation Zoning Petition and KSURP Amendment – City Hearing Update

OVERVIEW

The MXD Substation Zoning Petition and Kendall Square Urban Renewal Plan (KSURP) Amendment 11 was filed with the City Council on September 17, 2020. On September 29, 2020 the City Council referred the petition to the Planning Board and Ordinance Committee for review.

Subsequently, the Planning Board held a public hearing to discuss the MXD Substation Zoning Petition and KSURP Amendment on November 17, 2020. After public testimony and discussion, the Board expressed strong support for the relocation of the Eversource Substation to the MXD, and the importance of the substation to provide reliable electricity service to the eastern part of Cambridge. The Planning Board moved to transmit a favorable recommendation on the petition to the City Council, with the finding that the proposal was in conformance with the general plan of the community, a requirement for the approval of the KSURP amendment. Members of the board provided minor recommendations to the zoning language to improve clarity and modify the proposed parking standards.

On November 19, 2020, the Ordinance Committee held a public meeting to discuss the petition. The Cambridge Redevelopment Authority (CRA) and Boston Properties staff, and consultants from Pickard Chilton Architects, presented the proposal to the committee. After answering clarification questions, the committee opened the floor for public comment, and for input from the Cambridge Community Development Department staff. Overall, the councilors expressed support for the petition, but also concerns over the removal of the homeownership component of the project. In response to this concern, the CRA staff proposed a Letter of Commitment from the CRA that would obligate the CRA to construct at least 20,000 SF of below market rate homeownership development to mitigate the loss of the affordable component of the previous condominium proposal.

On January 5, 2021 the Ordinance Committee met to discuss the petition for a second time. In a brief presentation, the CRA reviewed the project's designs and discussed modifications made to the MXD Zoning Petition in response to the Planning Board's recommendations and issues brought forth by the Ordinance Committee members in November. The Ordinance Committee also discussed the CRA's Letter of Commitment. The committee was overall pleased with the letter, but recommended the inclusion of time commitments in the agreement. Ultimately, the Ordinance Committee unanimously voted to refer the petition to the City Council with a favorable recommendation.

CRA Staff submitted to the City Council, a revised Letter of Commitment in the form attached, which provided time milestones toward the delivery of the below market rate homeownership units. On January 11, 2021 the

petition was discussed at the City Council meeting, when they accepted the attached reports from the Ordinance Committee. At this meeting the zoning petition was passed to a second reading unanimously. The second reading will be scheduled in February, and will be the meeting when the Council will take a final vote. Before this vote is taken, the CRA Board needs to approve the Letter of Commitment so that a final document may accompany the zoning petition.

EXHIBITS

1. Final Draft of the CRA Letter of Commitment
2. November 17, 2020 Planning Board Report to City Council
3. November 19, 2020 Ordinance Committee Minutes
4. January 5, 2020 Ordinance Committee Minutes

(REVISED DRAFT) January xx, 2021

Mayor Sumbul Siddiqui
Vice Mayor Alanna Mallon
Ordinance Committee Co-Chair Dennis Carlone
Ordinance Committee Co-Chair Marc McGovern
City Councilor Patricia Nolan
City Councilor Denise Simmons
City Councilor Jivan Sobrinho-Wheeler
City Councilor Timothy Toomey
City Councilor Quinton Zondervan

Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: CRA Commitment to Affordable Homeownership Housing accompanying the MXD Zoning Petition

Dear Mayor Siddiqui, Vice Mayor Mallon and Councilors Carlone, McGovern, Nolan, Simmons, Sobrinho-Wheeler, Toomey, and Zondervan:

This letter is the “Letter of Commitment” referenced in Section 14.39 of the proposed amendment to Article 14 of the Zoning Ordinance (the “MXD Zoning Amendment”). The purpose of this letter is to confirm that the Cambridge Redevelopment Authority (CRA) will commit to cause the construction of at least twenty thousand (20,000) gross square feet of below market for-sale housing units (the “MXD Below Market Rate Home Ownership Units”) as detailed below.

Current Zoning Requirements

Article 14 of the Zoning Ordinance requires that twenty percent (20%) of any Infill GFA (as defined in Section 14.32.2 of the Zoning Ordinance) devoted to multi-family residential units be developed as Aaffordable units and that an additional five percent (5%) is developed as Mmiddle-Iincome housing. Current zoning and special permits for the MXD District authorize four hundred and twenty thousand (420,000) square feet of new residential development.

Note that Boston Properties committed in the December 21, 2015 letter of commitment referenced in existing Section 14.39 of the Zoning Ordinance (the “2015 Letter of Commitment”) to providing a minimum of twenty percent (20%) of future residential GFA as for-sale housing units. The for-sale units would be subject to the same requirements as rental units in terms of providing twenty percent (20%) affordable and five percent (5%) middle-income housing.

MXD Zoning Amendment

The MXD Zoning Amendment would continue to require that twenty percent (20%) of any Infill GFA devoted to multi-family residential units be developed as affordable units and another five percent (5%) be developed as middle-income housing. However, the MXD Zoning Amendment would nullify the 2015 Letter of Commitment and the planned residential project is expected to be rental housing. Instead of the two separate phases of housing development currently planned in the Infill Development Concept Plan, the Eversource substation project proposes the delivery of a single residential building consisting of four hundred and twenty thousand (420,000) gross square feet of housing. If the amendment is adopted, the City would therefore realize a total of one hundred thousand (100,000) gross square feet of new affordable and middle-income rental housing units within the MXD District.

In addition to those units, in order to preserve the affordability components of that document, the CRA offers this commitment in which it agrees to build, at another location, a minimum of twenty thousand (20,000) square feet of MXD Below Market Rate Home Ownership Units, subject to the limitations with the equivalent affordability levels set by Sections 11.203.4(d) and 14.35.2 of the Zoning Ordinance (the “MXD Below Market Rate Home Ownership Commitment”).

CRA Implementation Plan

The CRA expects to secure development rights for at least one, if not multiple housing sites, in the years preceding the development of the Eversource substation (referenced in the MXD Zoning Amendment as the “Substation Project”). The full MXD Below Market Commitment will deliver as a minimal baseline the same below-market housing GFA distribution between Affordable, Middle-Income, and three-bedroom units as in the MXD Zoning requirements (16,000 SF of Affordable GFA and 4,000 SF Middle-Income GFA of which at least 4,000 SF will be provided toward three-bedroom units), however if more than one project site is utilized, the distribution may be uneven within individual sites.

The CRA may seek to facilitate projects delivering above and beyond the MXD Below Market Rate Home Ownership Commitment, and will work to implement the development of the MXD Below Market Rate Home Ownership Units as soon as site(s) and funding are secured. The CRA expects to identify a site for the development of at least fifty percent (50%) of the MXD Below Market Rate Home Ownership Commitment within three (3) years of the adoption of the MXD Zoning Amendment, and will provide the City Council an update on the development within this timeframe. The CRA commits that it will secure the entitlements for the full MXD Below Market Rate Home Ownership Commitment within seven (7) years of the adoption of the MXD Zoning Amendment. If substantial progress was being made toward the implementation of project development(s), the CRA and City Council could reach a mutually agreed upon time extension of the above timeframe. If however, for whatever reason, the CRA is unable to facilitate the development of the full MXD Below Market Rate Home Ownership Commitment, the CRA shall make a monetary contribution contribute funding to the Affordable Housing Trust equal to the amount of subsidy necessary to create an equivalent amount of Affordable Dwelling Unit Net Floor Area in a project assisted by the Affordable Housing Trust, to be calculated as described in Paragraph (i) of in the same manner as outlined in Section 11.203.3 of the Zoning Ordinance. The

~~CRA will coordinate with the Community Development Department to set a square foot cost, utilizing the most recent report of the Affordable Housing Trust to determine the up-to-date square foot cost of developing affordable housing units in Cambridge.~~

The CRA is pleased to make this commitment to support the creation of a diverse portfolio of below market rate housing units within the City of Cambridge, while also assisting the development project to facilitate the relocation of the Eversource substation out of the residential neighborhood and into the heart of Kendall Square. This commitment is offered by the CRA on the condition that the MXD Zoning Amendment is duly adopted and that no challenges to the validity of the same shall have been made, or any challenges have been resolved in favor of such validity.

Sincerely,

THE CAMBRIDGE REDEVELOPMENT AUTHORITY

By: _____
Name: Kathleen Born
Title: Board Chair

Cc: Louie DePasquale, Cambridge City Manager
Michael Tilford, VP Development, BXP

DRAFT



City of Cambridge

Executive Department

LOUIS A. DePASQUALE
City Manager

LISA C. PETERSON
Deputy City Manager

December 21, 2020

To the Honorable, the City Council:

Please find attached for your consideration, a recommendation received from the Planning Board to adopt with modifications, the MXD Amendments Zoning Petition.

Very truly yours,

Louis A. DePasquale
City Manager

LAD/mec
Attachment(s)





CITY OF CAMBRIDGE, MASSACHUSETTS

P L A N N I N G B O A R D

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date:	December 14, 2020
Subject:	MXD Amendments Zoning Petition
Recommendation:	The Planning Board recommends ADOPTION , with modifications.

To the Honorable, the City Council,

The Planning Board (the “Board”) held a public hearing on November 17 on a Zoning Petition (the “Petition”) by the Cambridge Redevelopment Authority (the “Petitioner”) to Amend Article 14.000 of the Zoning Ordinance of the City of Cambridge, Mixed Use Development District: Kendall Center (MXD) to permit up to an additional 800,000 square feet of Gross Floor Area (GFA) for commercial development in conjunction with the development by NSTAR Electric Company d/b/a Eversource (or its successors and assigns) of a substation within the District.

At the November 17 hearing, the Board heard a presentation by representatives of the Petitioner, testimony from the public and received information from City staff. During discussion of the Petition, Board members expressed strong support for the concept of relocating the Eversource substation from the planned site at Fulkerson Street to the subject site as a positive outcome for the East Cambridge and Wellington-Harrington communities. Further, Board members acknowledged that the development of the Eversource substation is crucial to providing reliable electricity to the eastern part of Cambridge.

At the conclusion of Board discussion, the Board moved to transmit a favorable recommendation on the Petition and make a finding that the proposal is in conformance with the general plan of the community, as required for the Council’s consideration of the amendment to the Kendall Square Urban Redevelopment Plan (KSURP). The Board reached consensus that there are tremendous benefits of locating the substation on the proposed site, both in terms of meeting the electricity needs of the City, but also improving the environment for East Cambridge and Wellington/Harrington neighborhoods and improving the open space network in the eastern part of the City.

The Board’s recommendation includes the following points for the Council’s consideration:

- The zoning language can be clarified in some areas, particularly by more clearly explaining the distinction between the “Substation Project” and “Substation GFA.” As is typically the case, the Board recommends that staff from the Community Development

City of Cambridge, MA • Planning Board Recommendation
MXD Amendments Zoning Petition

Department and Law Department conduct a review of the Petition text prior to adoption in case additional improvements and clarifications can be made.

- The Board raised several questions regarding the proposed parking standards, and generally believes that such issues will be addressed more directly during the special permit review process, provided that the Traffic, Parking & Transportation Department has the necessary tools to fully evaluate a proposed parking plan at that time.
- The Board supports the City Council's review of an economic analysis of the Petition, which will be provided at a future time, to assess the requested 800,000 square feet of new commercial gross floor area in comparison to the costs and risks of the proposed substation project.

On this motion, the Planning Board voted 5-0 to transmit a favorable recommendation to the City Council.

Respectfully submitted for the Planning Board,



Mary Flynn, Vice-Chair.



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Thursday, November 19, 2020

5:30 PM

Sullivan Chamber

The Ordinance Committee will conduct a public hearing on the KSURP Zoning Ordinance Amendment.

Councillor Dennis Carlone called the meeting to order and opened the floor to the petitioner.

Thomas Evans, Executive Director of the Cambridge Redevelopment Authority, explained that the petition is a result of conversations to find an alternative location for a potential Eversource substation. The petition was approved by the Cambridge Redevelopment Authority board on September 16, 2020. He made a PowerPoint presentation to the committee which is attached to these minutes. After conversations between the city manager, Bob Bearden and Boston properties, the north parcel on the blue garage was identified as a potential opportunity. The petition proposes to add an additional 800,000 square feet of commercial development mixture of office and lab; to increase the height limit by 50 feet and revise the phasing of the housing program. The Cambridge Redevelopment Authority is proposing to rename the Kendall Square urban renewal plan to the Kendall Square urban redevelopment plan. The petition would place the affordable housing in one building, that would be 420,000 square feet, on the Broadway edge of the parcel.

Anthony Markese, Design Principle at Pickard Chilton, explained that the idea is to create a wonderful open space, accessible to the public and fully integrated into the fabric of the city. He explained how the project will connect various neighborhood and open space areas. The Eversource substation will be located between existing utilities easements that allow for transmission lines. He described a residential tower, two commercial buildings and below grade parking.

Ian Hatch, Project Manager at Boston Properties, explained that the blue garage would be demolished. The first phase of the project would build the Eversource infrastructure. Due to regulatory timelines for Eversource certain city permits must be obtained by early 2021.

In response to a question from Councillor McGovern the change in residential building from the current plan, Mr. Evans explained that square footage of residential space is the same. He further explained that the CRA could instruct the building on the types of residential units.

In response to a question from Councillor McGovern about removal of home ownership from the plan, Mr. Evans stated that due to the complexity of the project home ownership would just add an additional layer of complexity.

Michael Tilford explained that just to start the project costs \$381 million. Adding condo that could be owned adds substantial complexity to the project.

Councillor McGovern was disappointed by the response.

In response to questions from Councillor McGovern about amenities, Mr. Evans explained that the CRA was having discussions with other developers in the area about what amenities will be appropriate. The CRA wants to ensure that they are not replicating any other amenities that are already coming to the area

At the request of Councillor Carlone, Mr. Tilford clarified that \$380 million is required to demolish the current site and build the Eversource substation.

Councillor Toomey clarified that the height will go to 250 feet. He wanted to ensure that the trees are protected. He stated that the depth of excavation is very ambitious.

Mr. Tilford explained that vibration from excavating that deep will not impact neighbors.

In response to a question from Councillor Zondervan, Mr. Evans stated that there are several existing service roads which will be enhanced.

In response to a question from Councillor Zondervan, Mr. Evans stated that the residential would precede commercial construction or happen simultaneously.

Councillor Sobrinho-Wheeler stated that he would like to see affordable home ownership units move forward and that the service street should become open space. Mr. Evan stated that there will be taxi drop off on the perimeter of the project.

Councillor Nolan asked about the impact of the excavation on groundwater and the possibility of flooding from climate change.

Mr. Tilford explained that the project would use slurry walls. He stated that the 100-year flood surge is not up to this level.

John M. Zicko, Director Capital Projects Engineering at Eversource Energy, stated that below grade substations are very prevalent in Asia.

Councillor Carlone opened the floor to public comment.

Bjorn Poonen, 303 3rd Street, questioned the removal of affordable home ownership units from the project. Hoping that the zoning proposal will go forward, while retaining the homeownership requirement and also providing ownership opportunities to retailers.

Jim Gray, 2 Michael Way, president of the Linden Park neighborhood association, was impressed with the process. He stated that the association is in favor and support this proposed zoning amendment.

Janice StClair, 3 Michael Way, spoke in support of the zoning amendment.

Margaret Drury, 795 Massachusetts Avenue stated that adoption of the proposed amendment would enable construction of a new substation thereby meeting the public need for additional electricity without direct disruptions of settled resident neighborhoods. She urged passage of the amendment.

Pamela Van Dorn, 13 Cornelius way, spoke in support of this petition.

Luis Mejias, 18 Plymouth Street, spoke in support of the zoning petition.

Rosemary Booth, 303 Third Street, spoke in support of keeping affordable home ownership at the site.

Heather Hoffman, 213 Hurley Street, stated that the residents of East Cambridge, London Park Wellington Harrington, and the Port will bear the burden of this project. She stated that increased commercial property will put more pressure on the neighborhood.

Lee Ferris, 269 Norfolk Street, representing the Cambridge residence Alliance. She stated that the project will cause more gentrification and displacement. Eliminating affordable homeownership opportunities here is particularly harmful to black and brown residents who have many barriers to homeownership. She asked that the city council negotiate a revised letter of commitment with the developer that requires the original amount of affordable homeownership in this project.

Matthew Connolly, 13 Cornelius Way, spoke in support of the project.

Conrad Crawform, 119 Spring Street, stated that the project has a lot of benefits. He supported the proposal.

Motion to close public comment
by Councillor Toomey

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

Councillor Carlone opened the floor to city staff

Iram Farooq, Assistant City Manager for Community Development, explained that the purpose of this project was keep the Eversource substation out of the Fulkerson Street site.

Jeffrey Roberts, Director of Zoning and Development, explained that the Planning Board voted to favorably recommend the petition to the city council. If the zoning amendment is adopted, the project would come back before the planning board for special permit approval of a development plan.

In response to a question from Councillor Carlone about guidelines, Mr. Roberts, stated that whenever a development comes before the planning board, it is the practice of staff and planning board members to refer to whatever recent planning documents might be relevant for that particular proposal.

Mr. Evans stated that in order to host the Eversource site housing cannot be built right now. The petition seeks to change the timing so that the housing would be the first or parallel development plan as soon as feasible once the substation is put in place.

In response to a question from Councillor Zondervan about adding Bicycle lanes to Binney street, Mr. Evans explained that the petitioner been working with city departments and Boston properties to design and put in place bicycle lane.

Councillor Zondervan stated that he was generally supportive of the project but had concerns about the removal of the home ownership component.

In response to a question from Councillor Zondervan about adding affordable housing to the Fulkerson site, Ms. Farooq stated that as a part of the Alexandria rezoning the Fulkerson site would be transferred to

the city. Once that happens the city typically will have a community process to determine what will be the future use of that land.

Motion to extend the meeting to 7:50 pm by Councillor Carlone

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

Councillor Zondervan advocated for eliminating the parking requirement.

Mayor Marc McGovern expressed that if the homeownership ownership units could not be built in this location then they should be built on another site. He strongly encouraged the petitioner to find a way to build the affordable homeownership units.

Councillor Nolan spoke in support in keeping the homeownership component.

Councillor Carlone stated that he would like more information about the size of various components of the project for future meetings.

In response to a question from Councillor Carlone Mr. Evans explained that planters would be used on the project.

Councillor Carlone encouraged the body to keep the petition in committee.

Motion to adjourn by Councillor Toomey

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

Discussion

1. **A Zoning Petition Has been received from Cambridge Redevelopment Authority regarding a Zoning Ordinance to reflect the proposed changes to the KSURP**
2. **A communication was received from Boston Properties Pickard Chilton, regarding a presentation for the Ordinance Committee on November 19, 2020**
3. **A communication was received from members of the Public for the Ordinance Committee meeting on November 19, 2020**



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Tuesday, January 5, 2021 **5:30 PM** **Sullivan Chamber**

The Ordinance Committee will conduct a public hearing to continue discussion of the KSURP Zoning Ordinance Amendment petition.

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

Councillor Carlone called the meeting to order. He opened the floor to the petitioner.

Tom Evans, Executive Director of the Cambridge Redevelopment Authority, explained the CRA has transmitted a draft Commitment letter and revised petition. He made a presentation which has been attached to these minutes. The project as proposed includes all 420,000 square feet of residential development as rental that would continue to maintain the composition of affordable and middle-income units. It will replace the affordable home ownership component that had been part of the original proposal at another site within Cambridge. The overall composition of housing would be a total of 440,000 square feet of housing, most of it on the location next to the substation, and then one or two other sites to be determined.

Anthony Markese, Design Principle at Pickard Chilton, explained several slides showing the design of the project.

Brian Skrovig, from Pickard Chilton, explained how the project will act as a hub to activate the space. He explained that the petitioner is reviewing a wide variety of plantings.

Mr. Markese stated that they are looking at ways to possibly modify the two service roads. He further explained some of the architectural concepts being explored.

Jeffrey Roberts, Director of Zoning and Development, explained that the addition of a definition for substation commercial GFA will make it easier to distinguish the actual construction of the electrical transformer substation.

Iram Farooq, Assistant City Manager for Community Development, stated that she felt that all of the Planning Board’s recommendations have been incorporated. She suggested amending the commitment letter from 11.200 to 11.203.3. This proposal is not going to be wholesale for the whole project but really just an offset.

Minutes Acceptance: Minutes of Jan 5, 2021 5:30 PM (Committee Reports)

Vice Mayor Mallon commended the CRA for the commitment that included a commitment to affordable home ownership.

In response to a question from the Vice Mayor about ensuring that the affordable housing units are built, Mr. Evans states that it may be more helpful to develop a date certain for those units rather than adding a layer of complexity for the project.

Mr. Evans stated that the CRA is working aggressively to expand affordable housing. He would have to bring any proposed language back to his board.

Vice Mayor Mallon stated that the council should review the financial impact statement prior to ordination of this zoning amendment/

Councillor Zondervan asked about including deadlines for the completion of the affordable housing units in the commitment letter.

Mr. Evans stated that it would be possible to include deadline for completion but there would need to be additional conversation about how far out the deadlines would last.

In response to a question from Councillor Zondervan, Mr. Evans stated that the substation would be closer to Broadway.

In response to question from Councillor Zondervan about the excavation for the substation, John Zicko, Director Capital Projects Engineering at Eversource Energy, explained that where certain electrical equipment will be placed on the site. He explained that the personnel entrance for the substation will be separate from any other areas. He stated that there is not currently planned for there to be access to the substation through the garage.

Councillor McGovern thanked the CRA for taking responsibility for relocating the affordable home ownership units. He stated that he would like more details about when those units would be built.

Councillor Toomey thanked the petitioner for making modification to the project to incorporate the community's concerns.

Councillor Nolan asked about how the project will deal with the potential flooding caused by climate change.

Mr. Zico explained that the substation will be built with slurry walls and has been built based on the 100-year flood research. He explained that there are pumps that can remove any water that enters the structure.

Councillor Nolan reemphasized her concern about the potential impact of climate change on the long-term viability of the project.

In response to question from Councillor Nolan about public outreach, Mr. Evans explained the extensive outreach over the past year, which included online meetings. He stated there will be ongoing outreach.

Councillor Carlone emphasized that scale and green space will be important to the success of the project.

Mr. Markese stated that they will work with stakeholders to have trees within the space.

Councillor Carlone expressed concerns about the scale and character of the buildings in the presentation.

In response to a question from Councillor Carlone about the price, Mr. Evans stated that the price is set by a formula in the development agreement with Boston properties. It has a one price point for residential development and another for office and commercial. And the way the term agreement is written is the price fluctuates over time. Today the price sits at approximately \$100 per square foot.

In response to a question from Councillor Carlone about subsidizing Eversource, Mr. Evans stated that the petitioner is only subsidizing Eversource in the sense that they will be building a space for the substation.

Mr. Evans stated that he provided a price for replacing the garage with underground parking.

Michael Tilford, Vice President for Development at Boston Properties, stated that Boston properties is spending \$80 million to build the Eversource vaults, in addition to the \$300 million to move the parking out of the way.

Vice Mayor stated that she did not support having the affordable home ownership units on-site or close to the project.

Councillor Zondervan supported building that affordable housing units any in the city that is feasible, as quickly as possible.

Councillor Carlone had a discussion with the clerk about the deadline for passage of the petition being sometime in the middle of February.

Councillor Carlone moved to amend the petition by substitution with the language in the communication to the Ordinance Committee from the Cambridge Redevelopment Authority dated December 31, 2020

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

1. A Zoning Petition Has been received from Cambridge Redevelopment Authority regarding a Zoning Ordinance to reflect the proposed changes to the KSURP

RESULT:	REFERRED to the City Council with a favorable recommendation
YEAS:	Carlone, Mallon, McGovern, Nolan, Sobrinho-Wheeler, Toomey, Zondervan
ABSENT:	Siddiqui, Simmons

motion to adjourn

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

Documents Received:

2. A communication was received from Ian Hatch, Project Manager at Boston Properties, with a presentation for the Ordinance Committee meeting on January 5, 2021
3. A communication was received from Tom Evans, Executive Director of Cambridge Redevelopment Authority for the Ordinance Committee meeting on January 5, 2021