

35 McGrath Highway

Address: 35 McGrath Highway, Somerville, MA 02143

Submitted by: 35 McGrath Highway Realty Trust



Owner:
35 McGrath Highway Realty Trust

Attorney:
McDermott Quilty & Miller LLP

Owners Representative:



Architecture:



MEP/FP Engineering:



Structural Engineering:



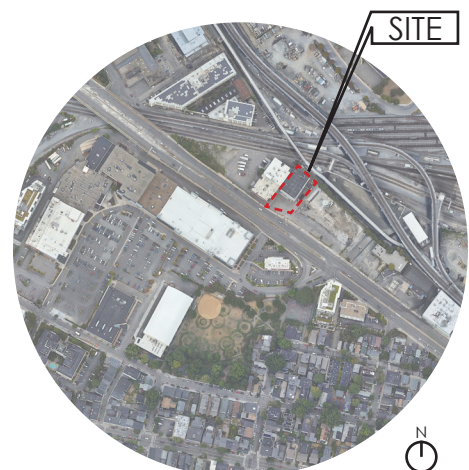
Landscape/Civil:



Traffic:



HOWARD STEIN HUDSON



LOCUS MAP
NOT TO SCALE

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NARRATIVE

PROJECT NARRATIVE

Narrative

35 McGrath Highway, Somerville, MA 02143

Site Description

The 35 McGrath Highway parcel is a small footprint site bounded by McGrath Highway to the south, the green line extension railway and pedestrian connection to the north, a newly permitted/under construction 9 story lab building immediately to the east, and an existing low-rise storage building on the west side.

The site is accessed by vehicle from an existing alley that runs between the southern property line and the beginning of the Squires Bridge overpass portion of McGrath Highway. Pedestrian access is also from the same alley that connects to the McGrath sidewalk in front of the adjacent 15 McGrath development.

The site is located in a High-Rise Zoning District illustrated on Map 14 of the Somerville Zoning Ordinance Map, and the proposed building use is Laboratory.

Proposed Building Contextual Fit and Contribution:

The proposed project would replace an existing blank wall white storage building that is located at the north end of the site and separated from McGrath Highway with surface parking.

The current urban condition of both the 35 and 15 McGrath sites is industrial and vehicular in nature, with little priority or care given to a walkable environment. Working in concert with the massing, architecture and street improvements of the 15 McGrath project, the proposed building design and placement will help transform this stretch of McGrath into a walkable streetscape with building facades pulled closer to the sidewalk creating a uniform urban street wall condition with active ground floor uses.

The massing and architectural alternatives provided herein are complimentary and reflexive to the size and articulation of the permitted 15 McGrath lab building. In addition to its southern main entrance exposure along McGrath Highway, the building has two other prominent points of visibility that have been treated with equal care and sensitivity in the conceptual design of the enclosed studies.

The northern massing and facade of the building face the neighborhoods between and beyond Rte 93, including long distance views from the taller buildings within the Assembly Row development. It also sits immediately adjacent to the MBTA Green Line tracks and raised pedestrian connector so it will be very visible in both short and long distance views throughout the day.

The western facade and the northwestern corner of the of the building will be highly visible from our closest residential and artistic neighbors in the Brickbottom Cooperative just on the other side of the railroad tracks. In all our schemes, we have taken care to mass the building and penthouse in manners that attempt to reduce the scale of the building through step backs and facade articulation.

We have included Ariel perspective views of each scheme from the southwest, northeast and ground level Brickbottom viewpoints.

Building Design:

The design of the building is sculptural in nature with the North and South facades comprised of a series of folded, articulated planes accentuating the arrival views on each elevation. The glazing is comprised of two types of zones on each elevation with varying textures to accentuate the sculptural forms of the façade and to emphasize particular views into and from the building.

The longer East and West facades have a limited amount of vision glass due to the proximity of the adjacent buildings and in an effort to reduce light pollution back to the neighboring developments. The design of these facades is a series of slices into the face with thin vertical windows in a field of textured metal panel.

The penthouse is integrated into the overall building mass and continues the sculptural articulation of each elevation. There will be a series of varying materiality that strategically allows sunlight to pass through and generally have a lighter feel at the top of the building.

A landscaped terrace is incorporated on the top floor of the Norther elevation which will step the scale of the building down towards the neighborhood as it covers the full façade and wraps the corner onto the West. There will be several large trees located here as well which will give a “green view” from the surrounding developments back to this building.

NARRATIVE DESIGN REVIEW REPORT



City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DESIGN REVIEW RECOMMENDATION

35 McGrath Highway

April 12, 2023

The Urban Design Commission (UDC) met virtually via GoToWebinar on February 28, 2023, and March 14, 2023, to review a **Lab Building** proposed at 35 McGrath Highway in the HR zoning district of the Twin City neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of two meetings and the Commission guided the Applicant through various recommendations and suggestions to the applicants preferred façade design concepts. At the meeting on February 28, 2023, Andrew Arbaugh, Cheri Ruane, Tim Talun, and Frank Valdes were present. At the meeting on March 14, 2023, Andrew Arbaugh, Deborah Fennick, Tim Talun, and Cheri Ruane were present. Deborah Fennick, having not been present at the February 28, 2023 meeting, submitted an affidavit certifying that she had reviewed the materials and evidence from the meeting and was eligible to participate in motions and voting on the design review for 35 McGrath Highway. At the meeting on February 28, 2023, recommendations that were incorporated into the design through the review process included revisions to the schematic massing and landscape, and the Commission requested that the Applicant conduct additional façade studies for options A and B.

Following a presentation by the Applicant and review of the design guidelines for the HR zoning district, the Commission provided the following final guidance and recommended modifications:

1. The penthouse should be designed to blend with the overall architectural scheme of the building and avoid appearing heavier than the materials below it.
2. Explore applying the glossy curtain wall somewhere else on the building then currently proposed.
3. Provide enough of a change in plane so the façade does not appear as flat. Explore using unique orientation of the front lot line to generate geometry of the facets.

4. Seating along façade of the building should be integrated with the planters. The planters along the façade should have more of a robust presence to match the scale of the building.
5. Landscaping should incorporate more native plants into the overall planting program.
6. Ensure adequate access is provided in and around the planting areas along the north side of the site for maintenance.
7. Explore incorporating a facet projection over the garage area.
8. Penthouse should not be illuminated at night.

Commissioner Fennick made a motion to recommend approving massing option B. Member Talun seconded. Motion was approved unanimously (4-0).

Commissioner Arbaugh made a motion to recommend approving façade concept B, option 3. Member Ruane seconded. Motion was approved unanimously (4-0).

Commissioner Arbaugh made a motion that the design guidelines for the (HR) district have been met except for guidelines m, n, q, s, and u. Member Fennick seconded. Motion was approved unanimously (4-0).


Commissioner Fennick made a motion to incorporate additional recommended design guidance. Member Arbaugh seconded. Motion was approved unanimously (4-0).

Attest, by the voting membership:

Andrew Arbaugh
Deborah Fennick
Cheri Ruane
Tim Talun

Attest, by the meeting Co-Chairs:

Sarah Lewis
Cortney Kirk, Acting Co-Chair



Sarah Lewis,
UDC Co-Chair
Director of Planning & Zoning

Preferred massing option (Option B):



Preferred Façade Option (Concept B, Option 3):



NARRATIVE DESIGN REVIEW REPORT - DESIGN TEAM RESPONSES

Design Review Recommendations

35 McGrath Highway, Somerville, MA 02143

Comment 1:

The penthouse should be designed to blend with the overall architectural scheme of the building and avoid appearing heavier than the materials below it.

Response 1:

The penthouse has been designed as a continuation of the overall building geometry, continuing the faceted façade design to the top of the screen wall. Some sections of the screen wall above the hidden penthouse floor use translucent materials that make the top of the building appear lighter while allowing the penetration of light for the neighboring buildings.

Comment 2:

Explore applying the glossy curtainwall somewhere else on the building then currently proposed.

Response 2:

The glazing with a higher reflectivity has been located in a way that it accentuates the faceted geometry of the façade while mitigating the impacts of solar heat gain on the glazing that is not shaded with the brise-soleil.

Comment 3:

Provide enough of a change in plane so the façade does not appear as flat. Explore using unique orientation of the front lot line to generate geometry of the facets.

Response 3:

The faceted planes have been designed into the building arrival sequence by accentuating the entry of the building. We continue the movement of the facets along the front lot line geometry to stay within the maximum setbacks while maintaining a strong gestural sculpted facade.

Comment 4:

Seating along façade of the building should be integrated with the planters. The planters along the façade should have more of a robust presence to match the scale of the building.

Response 4:

The design proposes wooden bench-tops on concrete bases that are integrated with the form of the planters. The size and placement of the proposed benches considers appropriate orientation towards and proximity to the street, the building entrance and the vegetated areas.

The proposed planting palette, includes a variety of trees, shrubs, grasses and ground-cover of different sizes, colors and textures to enhance and beautify the open space and complement the architecture.

Comment 5:

Landscaping should incorporate more native plants in the overall planting program.

Response 5:

The proposed planting plan comprises primarily of many native species.

Comment 6:

Ensure adequate access is provided in and around the planting areas along the North side of the site for maintenance

Response 6:

The building landscape has been revised to move the Northern landscape up to a roof terrace for better views, occupant usability and improved conditions for the plant life. There will be access to the Northern edge of the building for maintenance reasons, but there will be no landscaping.

Comment 7:

Explore incorporating a facet projection over the garage

Response 7:

The design of the building has incorporated a projection of the faceted façade out over the garage entry for a continuation of the level 2 overhang.

Comment 8:

Penthouse should not be illuminated at night.

Response 1:

The penthouse will not be illuminated.

NARRATIVE NEIGHBORHOOD MEETING REPORTS

35 McGrath Neighborhood Meeting (7.27.2022)

Public Comment Notes

- 53 Total participants
- Alyson – Why does this have to be so tall. Concerned about light pollution and concerned about
 - Will study the possibility of light pollution. Look into no windows along Brickbottom
 - Is an artist in Brickbottom
- Kim S – Artist in Brickbottom – did shadow study
 - Asking to run shadow studies from November to February. Being the ones on the receiving of the shadows it will have an impact.
 - Combined effect of glx project and 15 McGrath, bb will be under constant shadow.
 - Some units will not see light during the 3 months – will have a higher cost of snow and ice removal during winter
 - Want us to acknowledge it will happen and want us to work with them to remediate it.
 - Knows that we got variance
 - Acknowledge that the rear of our building is a streetscape to BB – wants us to do setbacks along rear of property
 - Wants to know how tall our building is
 - Wants to see a form or treatment along the sides facing bb that make the building appear less tall from there.
- Jennifer McGrory – shares Kim's concerns – compiled notes from people in the building
 - Shadows on the building are significant – will take the bakery driveway (rear fire lane abutting Greenline tracks) – critical point of building infrastructure. Shadows will have a negative impact on that driveway – increase maintenance and snow removal – how will we mitigate?
 - Ventilation is through windows – dust and noise has a huge impact – wants study to show how mechanical would impact airflow
 - What are our sustainability goals? – want to see that we push towards higher leed goals
 - Concerns regarding site lighting and wants to focus on dark sky impact.
- Polly Pook – support previous speakers
 - History of how BB has dealt with developers – land locked on 3 sides
 - Our shadow impact is about 1/3 of their parking
 - Been negotiating with each developer individually to mitigate impacts
 - 15 McGrath has agreed to finically support snow removal
 - Wants to work with us in a neighborly fashion – rather have light then money
 - Knows that the city has sided with BB before
- Martha Podren
 - Due to al construction have a lot of rats and mice in the building – what will we be doing?
- Louis Gippetti
 - What can we do to prevent the loss of the rear parking lot?
 - Loss of ventilation and effect on air quality is an issue
 - What is this lab going to study?
 - Wants ongoing meetings with Brickbottom
 - Additional temp drop because of shadow
 - Residents dealing with pedestrian way near windows – painter and uses natural light – will we help screen the bike path

35 McGrath Neighborhood Meeting (7.27.2022)
Public Comment Notes

- Robin Oshman – BB owner
 - Concerned about ventilation installing and noise impact – what materials will tenants be using – radio active materials used? Animal testing? Will there be a crematorium for animals creating an odor into environment?
- Miki Polumbaum
 - Is 9 stories really necessary – shadow will be a problem – rodents
- Adam Leveille
 - North river has a weekly updates – communication is great.
 - BB owner 3rd floor of cannery building – face little patch of grass and life storage
 - What is current height of life storage
 - We are almost tripling the height
 - Light noise and privacy of new building
 - Concerned with night lights effect on the building – life storage already bleeds into his unit – how will we mitigate our light pollution
 - Concerned about noise pollution from rooftop mechanicals
 - Privacy concerns regarding windows facing Brickbottom
 - This building will be visible to lots of people across Somerville because of its height
 - Don't want to look at the back end of an ugly building
- Tori Antonio – prospect hill
 - What to have some sympathy with BB residents being an island unto themselves and these new building affect them
 - There will be an adjustment with taller buildings going up everywhere.
 - BB can ask for things like improved greenspaces and services in addition to setbacks so things benefit the community as well
 - Possible help for nonprofits in the area
- Jennifer McGrory
 - Can send a collected list of concerns from the members of BB and those mentioned tonight
 - Abutting neighbors have discussed connection to the community path and addition of green space at the front of the property including street furniture
 - Walkway from new Brickbottom plans connect
- Polly Pook
 - The back of the building is very important because of the community path and the glx

35 McGrath Neighborhood Meeting (7.27.2022)
Public Comment Notes

Saved Chat Comments:

18:21:54 From Ellen Band to Everyone:

March 21st is the Equinox not the Solstice

18:23:09 From Miki Polumbaum to Everyone:

Why do there have to be so many floors in this laboratory?

18:24:09 From chrismesarch to Everyone:

Will there be landscaping?

18:24:54 From Soo Hee Lee to Everyone:

Can someone remind me how tall the mattress-world building will be?

18:25:17 From Bill Shelton to Everyone:

Nine stories

18:25:26 From Soo Hee Lee to Everyone:

Thanks

18:27:03 From Ann Camara USNC Board Member to Everyone:

I appreciate you did a Shadow Study, what you do with it is important

18:27:49 From Miki Polumbaum to Tom Miller (MQM)(Direct Message):

Doing a thorough shadow study would be great, since nine stories really is awfully high.

18:32:59 From Polly Pook to Everyone:

on the drawing - 187' to top of mechanical screen and 159'10" to top of top floor

18:33:23 From Jennifer McGrory to Everyone:

For comparison - Brickbottom Cannery is about 80' tall

18:33:54 From Tom Miller (MQM) to Miki Polumbaum(Direct Message):

Tmiller@mqmllp.com

18:34:06 From Polly Pook to Everyone:

I thought Cannery was 65' tall?

18:34:55 From Jennifer McGrory to Everyone:

@polly - this is measured from the original Brickbottom construction documents. it includes the measurement off grade line, which is how we typically measure

35 McGrath Neighborhood Meeting (7.27.2022)
Public Comment Notes

18:35:06 From Tom Miller (MQM) to Everyone:

Tmiller@mqmllp.com

18:35:11 From Miki Polumbaum to Tom Miller (MQM)(Direct Message):

Nine stories really does seems awfully high.

18:35:38 From Jennifer McGrory to Everyone:

the mechanical penhouse and roof top equipment is an additional 45' appx to the building height. that's equivalent to 3 floors of brickbottom

18:37:56 From Mina Rose to Tom Miller (MQM)(Direct Message):

Dear Tom,

I'm Mina. I'm a reporter with the Somerville Times. Would you be available for a quick interview on Monday or Friday or Saturday morning?

18:40:53 From Tom Miller (MQM) to Miki Polumbaum(Direct Message):

Tmiller@mqmllp.com - please feel free to reach out tomorrow and we can discuss this.

18:41:43 From Ann Camara USNC Board Member to Everyone:

USNC supported 80 Webster Ave with the Shadow issue at CVProperties. You can learn from other developments. Traffic, light, shadow, etc. This is why you are suppose to have public/neighborhood mtgs before design. We live here.

18:42:13 From Miki Polumbaum to Tom Miller (MQM)(Direct Message):

The height of this building will also produce enough darkness so that snow and ice removal will be more difficult.

18:48:02 From Ken McClure to Everyone:

I'm also always available for discussion and copy myself and Tom. My email is ken@thedenunziogroup.com

18:50:57 From Miki Polumbaum to Tom Miller (MQM)(Direct Message):

Hi My name is Miki, and I've lived in Brickbottom for 34 years. first of all, nine stories is awfully high. Secondly, the points about getting more rodents in the building, and the fact that there'll be much less light, especially in the winter and create more ice and snow that's more difficult to remove.

18:52:24 From Adam Leveille to Everyone:

What is the current height of 35 McGrath?

18:53:04 From Don Meglio to Everyone:

35 McGrath Neighborhood Meeting (7.27.2022)
Public Comment Notes

Hi, several years ago there was some discussion regarding the removal of the McGrath Hqwy Overpass. Have you all had discussions with the state regarding the removal?

18:54:23 From Miki Polumbaum to Tom Miller (MQM)(Direct Message):

resuming discussion about the depression of the mcgrath highway overpass is also very important.

18:54:38 From alyson to Everyone:

The overpass, aka Squires' Bridge will remain. The lowering of McGrath will happen after the overpass.

18:55:43 From Lauren O to Everyone:

Given the crisis of climate change, it seems like having even small pockets of increased green space in this development would be helpful. Combining a stepping down of the building overall, along with setbacks, would allow you to integrate green space and address some of the day shadow & nighttime light issues.

18:55:47 From Polly Pook to Everyone:

To add, you can see how McGrath rises above the train tracks here, on Squire's bridge.

18:55:55 From Miki Polumbaum to Tom Miller (MQM)(Direct Message):

What do you mean that the lowering of McGrath will happen after the overpass. An already-bad situation has been made a lot worse.

18:57:19 From Miki Polumbaum to Tom Miller (MQM)(Direct Message):

This nine-story building will separate us even more from the rest of the city of somerville. that's not right.

18:57:51 From chrismesarch to Everyone:

Does Lou mean the bike path?

18:57:55 From bonniebe@mit.edu to Everyone:

Lou, this development is not connected at all to the bik path

19:05:54 From Ann Camara USNC Board Member to Everyone:

Union Square Neighborhood Council. We've been in contact with BrickBottom many times. Somervilleann2@aol.com

19:10:02 From Ken McClure to Everyone:

I believe the current building has 5 floors at 13-14' high ceilings so 65-70'.

19:10:41 From Jennifer McGrory to Everyone:

35 McGrath Neighborhood Meeting (7.27.2022)
Public Comment Notes

re: north river - they are the developer of 100Chestnut. They set up a website with information for all of us to see, they have an email list we can sign up for updates, they update regularly. They have provided contact information to reach them with issues. Their contractor (Consigli) also provides a one week look ahead summary email. Consigli and North river are in constant communication with our building management. I think these items are easy for your team to model and demonstrate the level of communication and transparency we would appreciate seeing.

19:11:41 From Jennifer McGrory to Everyone:

we have also had presentations with their design firm on the progress, including materials and design progress.

19:13:37 From bonniebe@mit.edu to Everyone:

Oh we definitely do!!

19:13:53 From Heather Van Aelst (she/her) to Everyone:

@Tori, we do that all the time!

19:14:45 From Adam Leveille to Everyone:

@tori Brickbottom is 200-300 people in 150+ residential and commercial units.

19:15:07 From bonniebe@mit.edu to Everyone:

Also -- and I may only speak for myself here -- taller buildings full of residential units would be preferable to taller buildings full of commercial/lab space. This city needs more housing desperately.

19:15:28 From bonniebe@mit.edu to Everyone:

+1 to greenspace for sure

19:15:48 From chrismesarch to Everyone:

We always plead for green space.

19:16:06 From michele hansen to Everyone:

We need housing if it is affordable.

19:16:10 From Ann Camara USNC Board Member to Everyone:

Truly Affordable Housing

19:16:39 From chrismesarch to Everyone:

Tori, we couldn't agree more, we are very vocal about these same issues.

19:18:09 From Polly Pook to Everyone:

35 McGrath Neighborhood Meeting (7.27.2022)
Public Comment Notes

Tori, absolutely agree. We work diligently for the issues you mentioned within the Brickbottom District. This is Boynton Yards.. or ? We've so much going on within our own district it's hard to work on others. Thanks for the reminder!

19:19:27 From Mina Rose to Tom Miller (MQM)(Direct Message):

Tom,

Did you receive my message?

19:20:11 From Tom Miller (MQM) to Mina Rose(Direct Message):

I did. Thank you.

19:20:52 From Mina Rose to Tom Miller (MQM)(Direct Message):

Would you be available for a quick interview? I also sent you an email if that's better.

19:22:48 From Jennifer McGrory to Everyone:

to any bricks or neighbors - please send any additional questions/comments to trustees@brickbottom.com so we can compile these into a master list of questions for the developer and design team to respond to.

19:22:57 From Martha Podren to Everyone:

Very good point about green space and support for nonprofits, but the concerns about shadows, rats, air, noise and air pollution as well as possible bio hazards are urgent and absolutely critical.

19:25:15 From Tom Miller (MQM) to Everyone:

Tmiller@mqmlp.com

19:26:05 From chrismesarch to Everyone:

Thank you.

19:26:05 From Jennifer McGrory to Everyone:

thank you for this presentation! we appreciate the ability to participate in this process

19:26:19 From Heather Van Aelst (she/her) to Everyone:

Thank you!

19:26:50 From Polly Pook to Everyone:

Thank you! and thanks for the "there is no back"

19:27:33 From Jennifer McGrory to Everyone:

"there is no back" great point! we want to see this expressed in the architecture

19:28:03 From Polly Pook to Tom Miller (MQM)(Direct Message):

35 McGrath Neighborhood Meeting (7.27.2022)
Public Comment Notes

Thank you - we have a few loquacious individuals

19:28:23 From Kim S to Everyone:

Good points. Thank you for the meeting.

19:28:26 From Tom Miller (MQM) to Polly Pook(Direct Message):

because they care

19:28:42 From Polly Pook to Tom Miller (MQM)(Direct Message):

You are very nice

35 McGrath Highway – 2nd Neighborhood Meeting (5.1.2023)

Public Comment Notes

- Meeting will be recorded and can be viewed at the link: <https://tinyurl.com/35McGrathNM2>
- – +/- 30 Total participants
- Pauline asking is roof deck area will be open to the public:
 - KM haven't considered that yet and at this time we can't say.
 - **KM responded that we had not considered that yet but would during the Planning Board Process.**
- Linda Irwin: Please review the shadow studies – what exactly is the impact going to have on “our” building.
 - BK: reviewed shadow study in greater detail
 - BK working to make roof screen translucent similar to MBTA noise barriers
 - **BK clarified that the blue color shown is the “net new” shadow casted by the building.**
- Polly: Much of what we have done is very nice – previous idea was that the roof screen would be setback from the West side but UDC has flipped that design so now the screen is set back from the east side. Could we wrap around the setback around from the east side to the west side to allow green space and setback along the west side.
 - BK UDC has asked for integration from the headhouse into the building and that has shifted it
 - Polly, how far back is the equipment set back from the screen.
 - Polly – to JT Scott – does the public have a role in the UDC process. Voiced frustration with the City. Does the public have voice in the UDC?
- Kim: Presentation is very impressive – Tied it in quite nicely with 15 McGrath
 - Still concerned with the shadows – we all know what is going to happen and there isn't much we can do. Our building will extend the times the shadows from 15 McGrath.
 - Ask that in the detailed design – depend on the reflected light off the cannery building to the north facing units in the bakery building – that we do our best to preserve as much as light as possible in our design moving forward. Work to minimize negative impacts our building will have on their building to the best of our ability
 - **BK responded that we would study that to see if there is a reasonable solution.**
 - Would ownership be willing to sponsor grow lamps for the outdoor courtyard.
 - Seconds Polly's comments
- Allyson: Question about the process of the neighborhood meetings- if these were in person we would be able to talk among ourselves per requirements and there should be a function that would allow the neighborhood to communicate that way. The disabled chat room hinders the ability of the neighborhood to communicate.
 - JT- understands and wishes there was a better platform. Working on it with the city.
- Eric Fields: Concerns about traffic in the area with the new buildings and what the travel pattern will be.
 - KM – discussed the MASSDot process with 1, 15 and 35 McGrath projects.
- Ellen: speaking of environmental concerns – plan for eliminating environmental concerns when the current building is being taken down
 - KM: working with Timberline to take the building down and they are going to do it the right way to take the building down to minimize any airborne particulates.

35 McGrath Highway – 2nd Neighborhood Meeting (5.1.2023)

Public Comment Notes

- Inquired about the process for dealing with airborne particulates and how we plan to mitigate them during construction
 - KM responded suggesting that it would be handled by a very qualified contractor in Timberline Construction
- Meredith Porter – 104 Josephine Ave – public notice requirements are not being met – city posting requirements (city hall, website and other city postings)
 - Public Notice requirements are not being met. Suggested that our Neighborhood Meeting was not posted on the City's online Calendar, posted at City Hall and would like more information from the City Planning Department. Hoping for general improvements in following the requirements surrounding Neighborhood Meeting requirements.
- Michelle
 - Voiced frustration with the lack of posting notices. Suggested that the City needs to go back to having an in person meeting for the Developer and City Planning Stuff. Specifically mentioned that there was an issue with 200 McGrath being passed through without proper public meetings.
 - Awful lot of glass and worries about the heat island effect.
- Heather
 - Noted a significant increase on the shadow this will make and wants to see what Ownership would be willing to give Brickbottom to mitigate the shadows.
 - Voice frustration over the amount the public is having to fight against these projects because the City could have done a better job on the overhaul.
- Ramon
 - The scale of the surrounding buildings to the neighborhood is very large and the buildings are towering over surrounding structures.
- Ellen (again)
 - Agreed with others that she thinks that these meetings would be better to have in person.
- Roger
 - Agreed that Need for hybrid/open meetings.
 - Believes that the massive jump in scale of development is going to create difficulty for the surrounding neighborhood.
- Meredith (again)
 - Suggested that the City needs to find better ways of communicating.
 - Agreed that the scale issues are going to create difficulty in dealing with such large projects coming in.
- Alyson
 - Can we make the renderings a bit more realistic instead of the photoshop magic?
 - When you come back can you show an image from the cannery building looking over the bakery building.