

2072 MASS AVE COMMUNITY MEETING AGENDA

- Introductions
- Project Updates
- Next Steps
- Q&A

*** This presentation and Q&A are being recorded.**

*** Please reserve questions and comments to the end since many will be answered during the presentation and it would be great to avoid reiterating material that is addressed in the presentation. Clarifying questions and comments of any kind are always welcome.**

Visit **www.2072massaveapts.com** for more information , a copy of the presentation, a recording of this zoom meeting, and other relevant information.

DEVELOPER TEAM:



Jason Korb
Principal,
Capstone Communities,
LLC



Jennifer (Tamarkin) Klein
Director, Management and
Development,
Capstone Communities,
LLC



Maryan Abo
Management and
Development Assistant,
Capstone Communities,
LLC



Sean D. Hope, Esq.
Principal,
Hope Real Estate
Enterprises, LLC

ARCHITECT:



Jason Forney, FAIA,
LEED AP
Principal
Bruner/Cott Architects



Karno Widjaja, AIA,
LEED AP BD+C
Architect
Bruner/Cott Architects

DEVELOPMENT SUMMARY

- 100% affordable housing development
- 49 affordable apartment homes, affordable in perpetuity
- 71% Family - 2 and 3 bedrooms
- Passive House certification
- Green roof and rooftop solar
- ~1000 SF of neighborhood retail, ~500 SF of resident amenity space
- 3 accessible parking spaces, 2 drop-off spaces
- 51 total long term bike parking spaces (48 + 3 tandem)
- **Upper level terrace resident amenity space**
- **9 stories along Mass Ave (~102'-0")**
6 stories at rear towards Walden St (~69'-6")

1 BR 569 - 681 SF	2 BR 800 - 850 SF	3 BR 1031 - 1249 SF	TOTAL
14	21	14	49
29%	42%	29%	71% FAMILY

* Including 3 MAAB Group 2/ADA/FHA/UFAS compliant units

* All units will be visitable

UNIT MIX SUMMARY



EXISTING SITE



EXISTING SITE



PROPOSED DEVELOPMENT

DESIGN UPDATES

- Relocated residential entrance from Walden St. to Mass Ave.
- Widened Walden St to provide three 10' wide driving lanes
- Setback building on ground floor and increased sidewalk width along Walden Street
- Tapered wall at garage entrance to provide additional vehicular/pedestrian visibility
- Added sidewalk planter at garage entrance
- Increased height along Mass Ave from 8 stories to 9 stories
- Lowered height from 8 stories to 6 stories towards residential neighborhood
- Added upper level terrace resident amenity space (~1,850 SF)
- Developed tree protection plan with master arborist
- Updated traffic and parking study
- Updated Transportation Demand Management (TDM) measures

- Increased height along Mass Ave from 8 stories to 9 stories
- Lowered height from 8 stories to 6 stories towards residential neighborhood



PREVIOUS PROPOSED RENDERING



CURRENT PROPOSED RENDERING

- Increased height along Mass Ave from 8 stories to 9 stories
- Lowered height from 8 stories to 6 stories towards residential neighborhood
- Upper level terrace resident amenity space

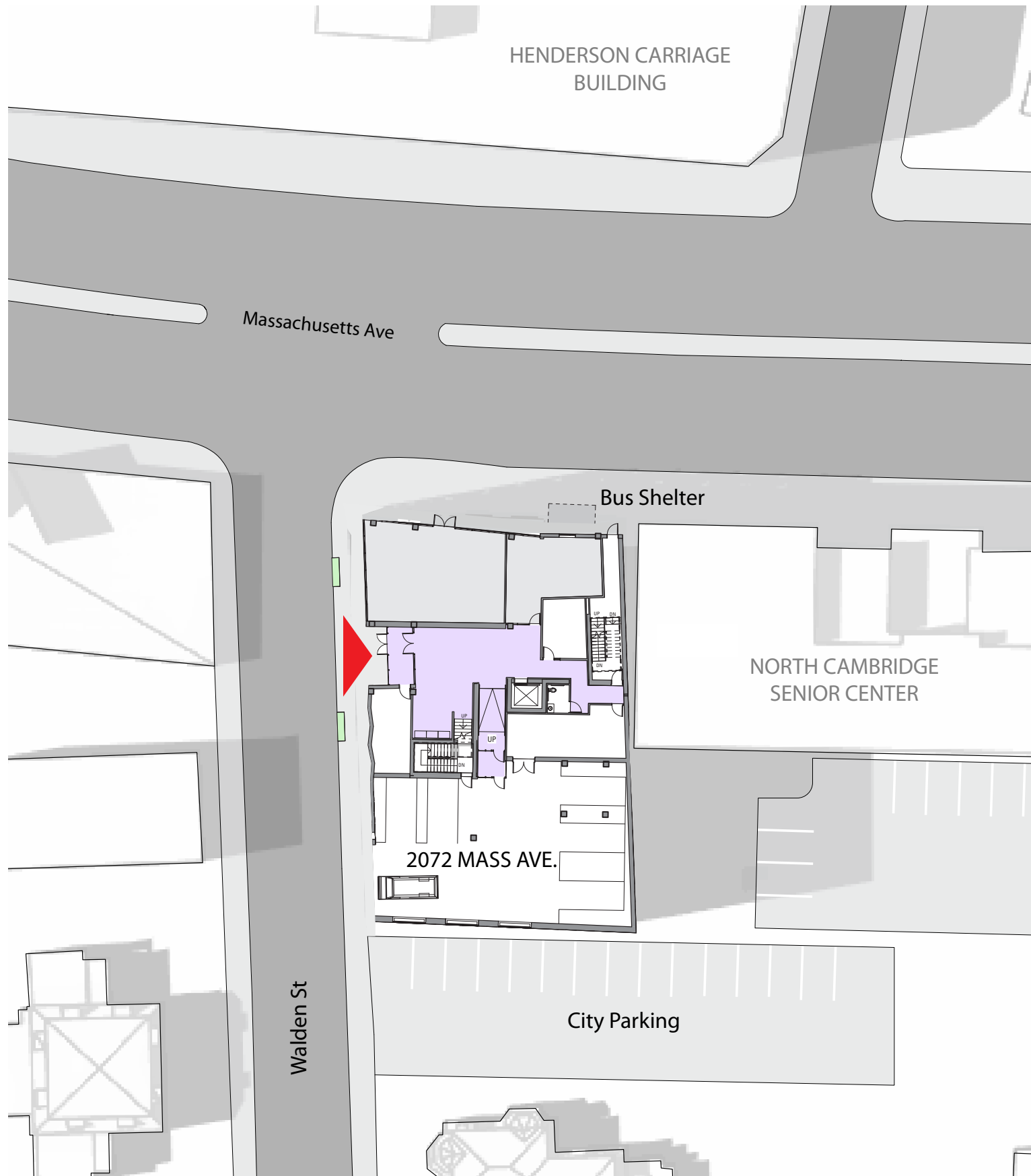


PREVIOUS PROPOSED RENDERING



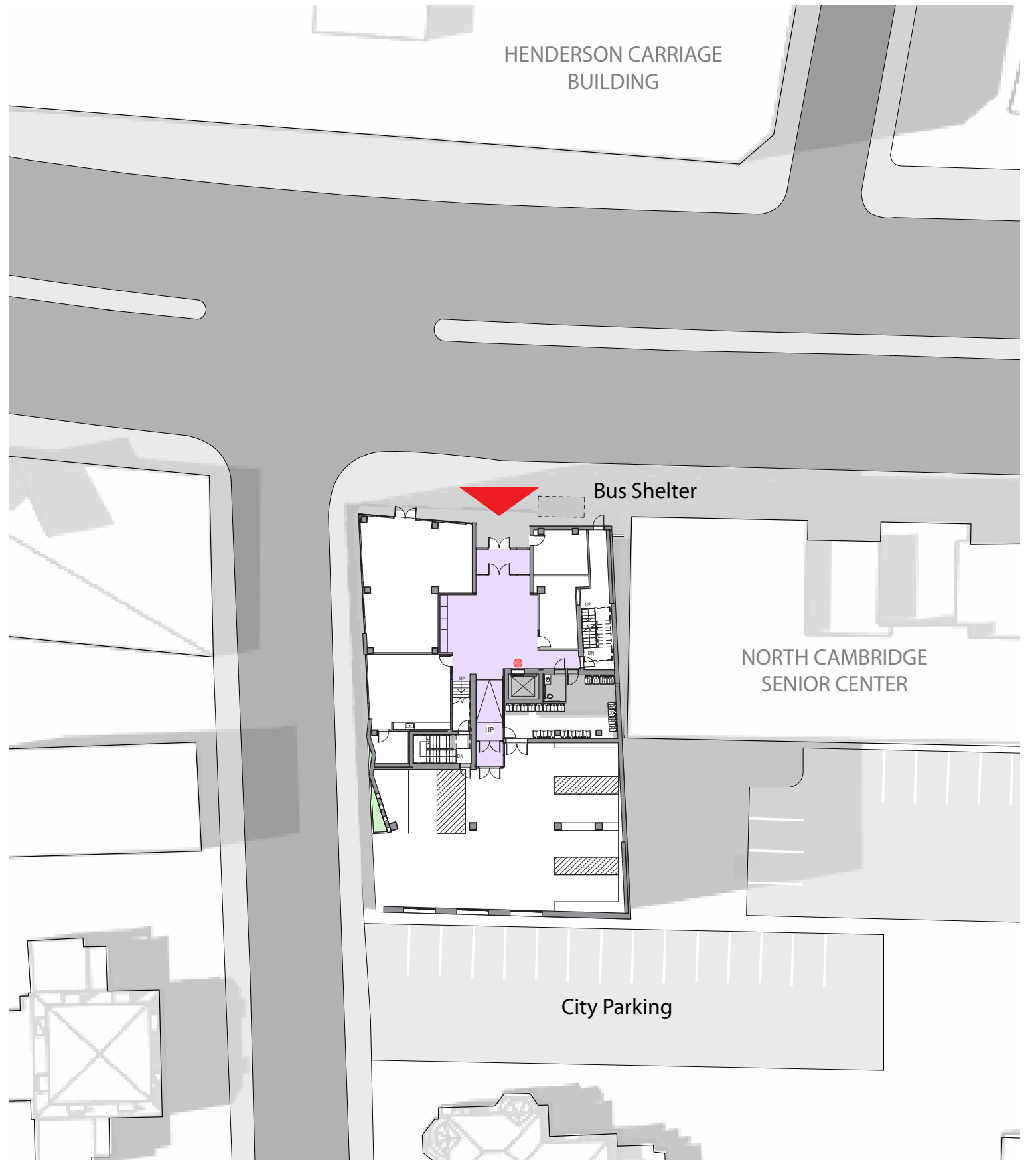
CURRENT PROPOSED RENDERING

Walden St | View Towards Mass Ave



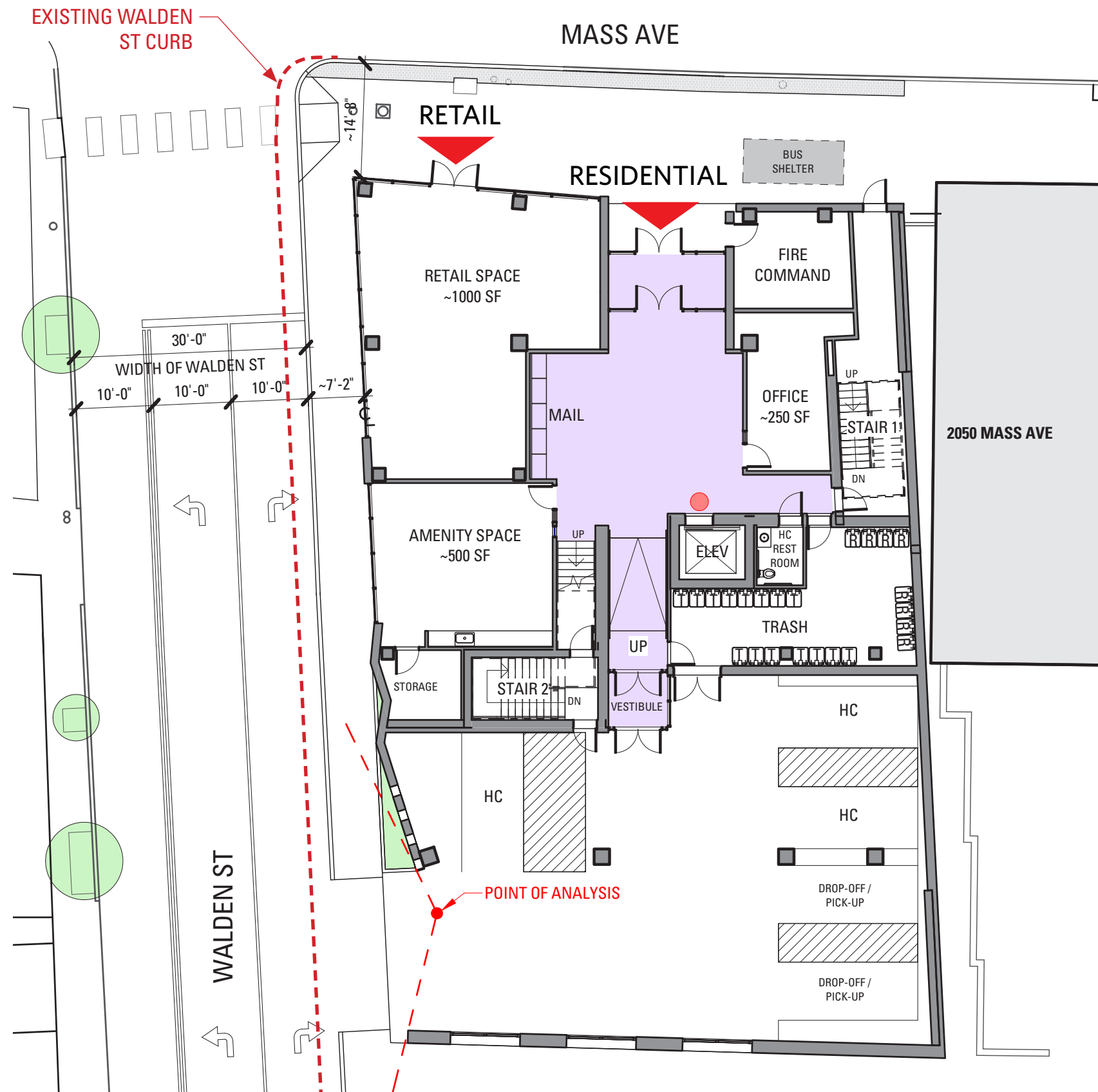
PREVIOUS PROPOSAL

SITE PLAN @ GROUND FLOOR



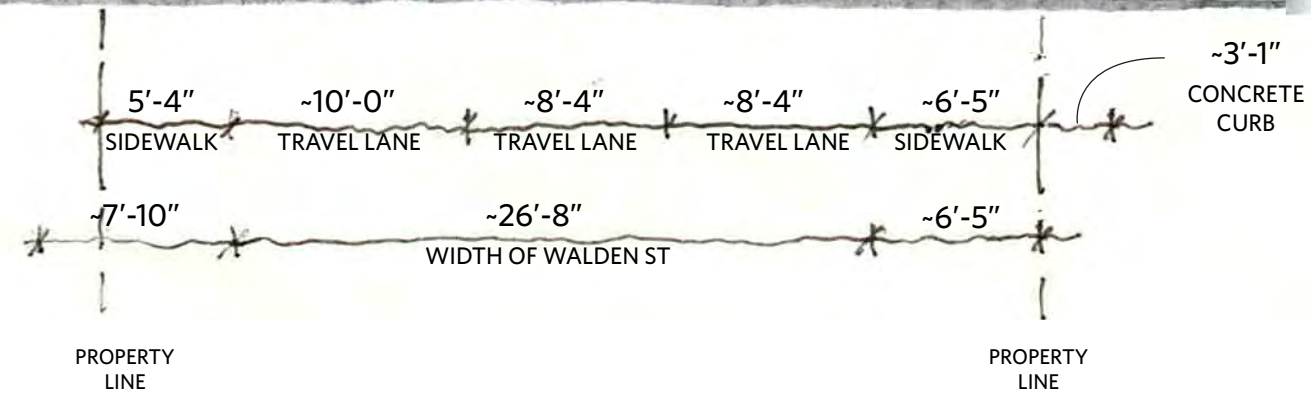
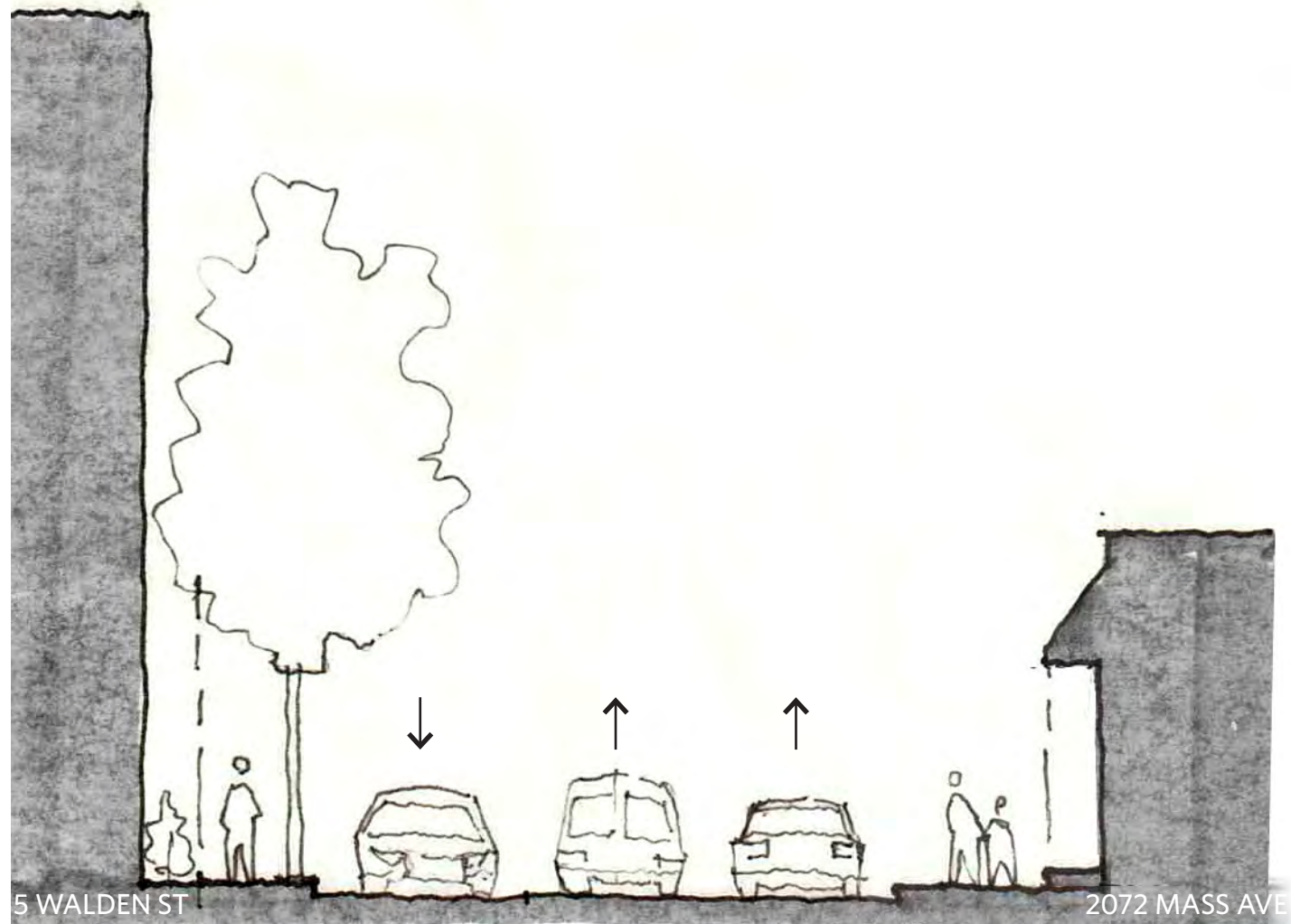
CURRENT PROPOSAL





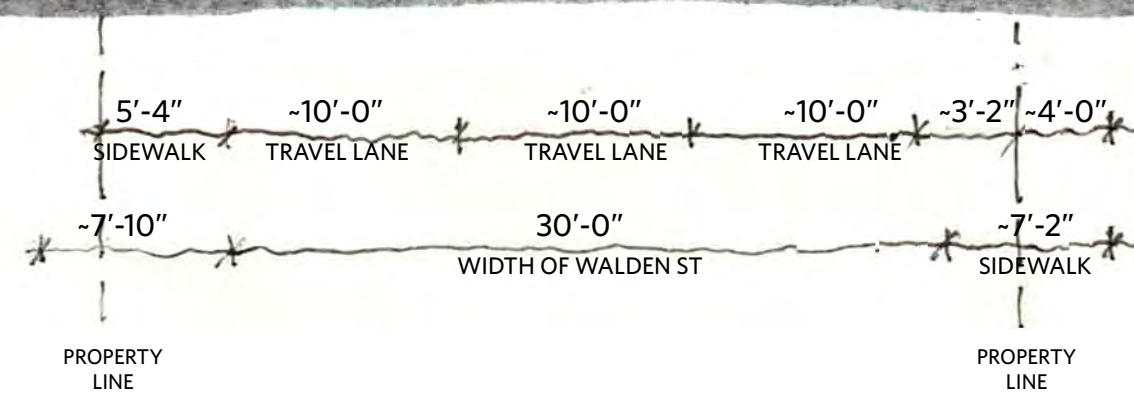
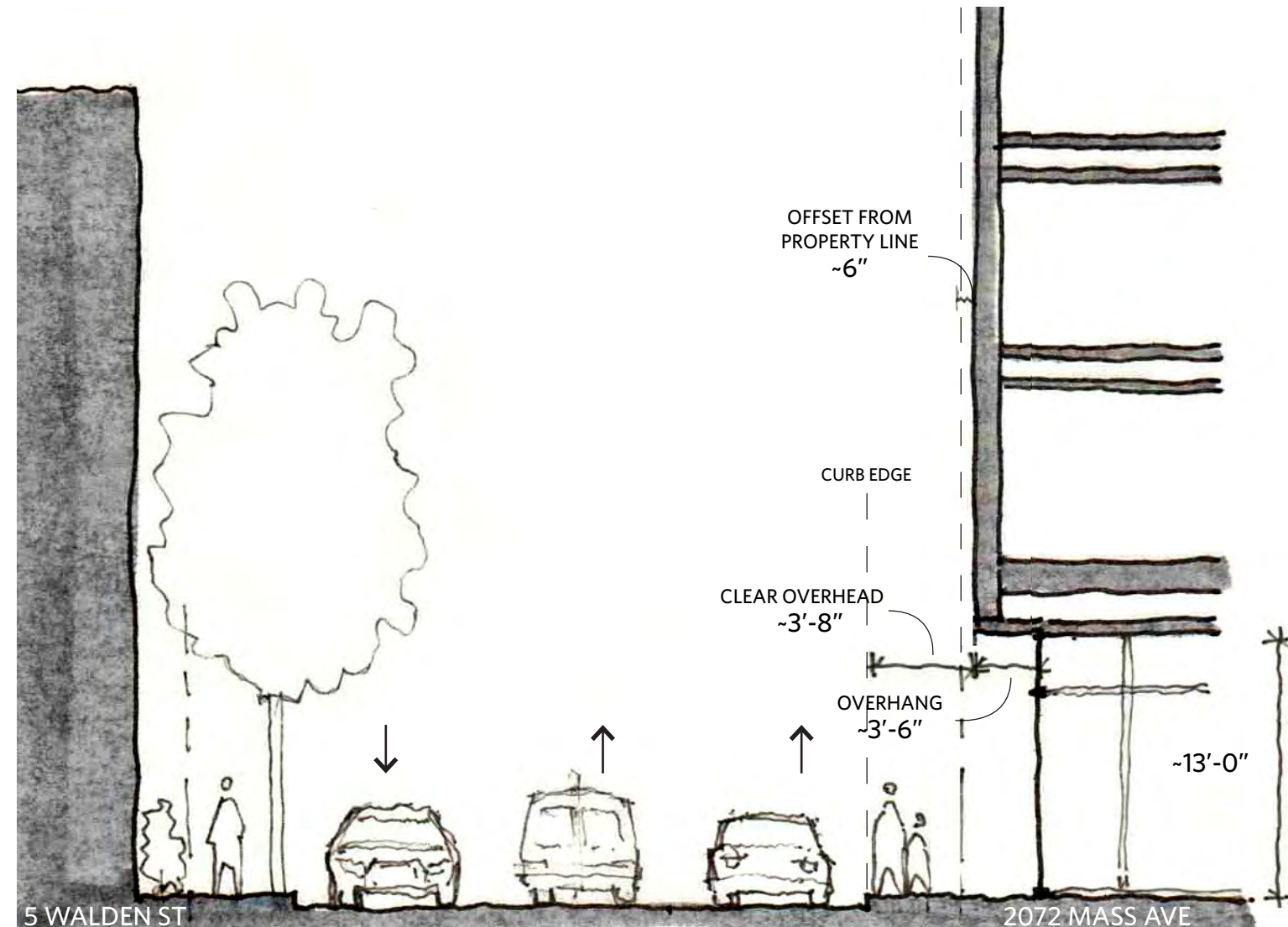
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- Added sidewalk planter at garage entrance

GROUND FLOOR PLAN



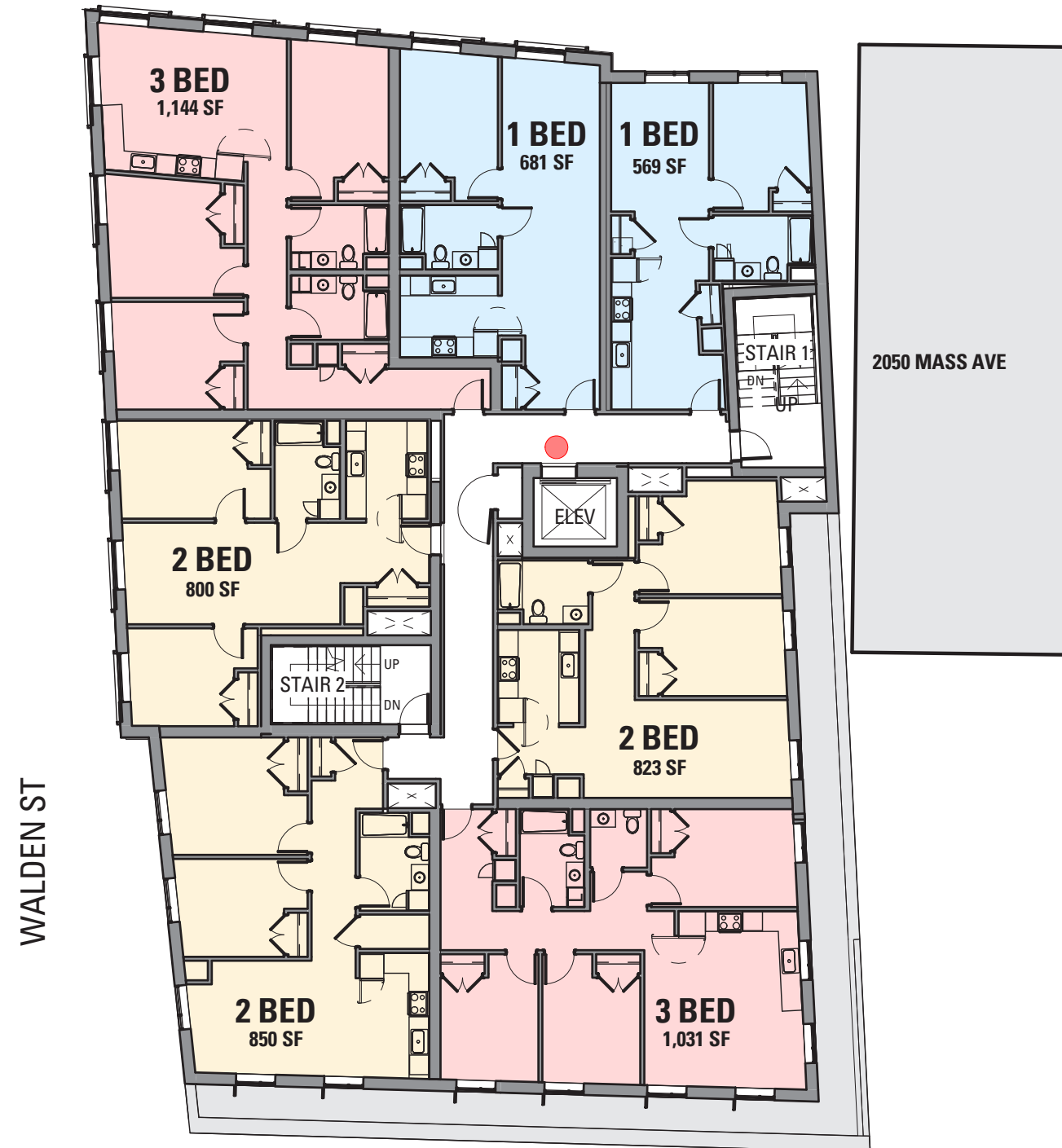
EXISTING CONDITION

EXISTING & CURRENT - STREET SECTIONS

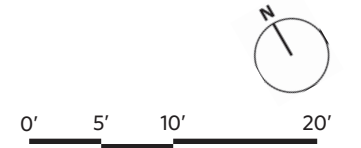


PROPOSED CONDITION

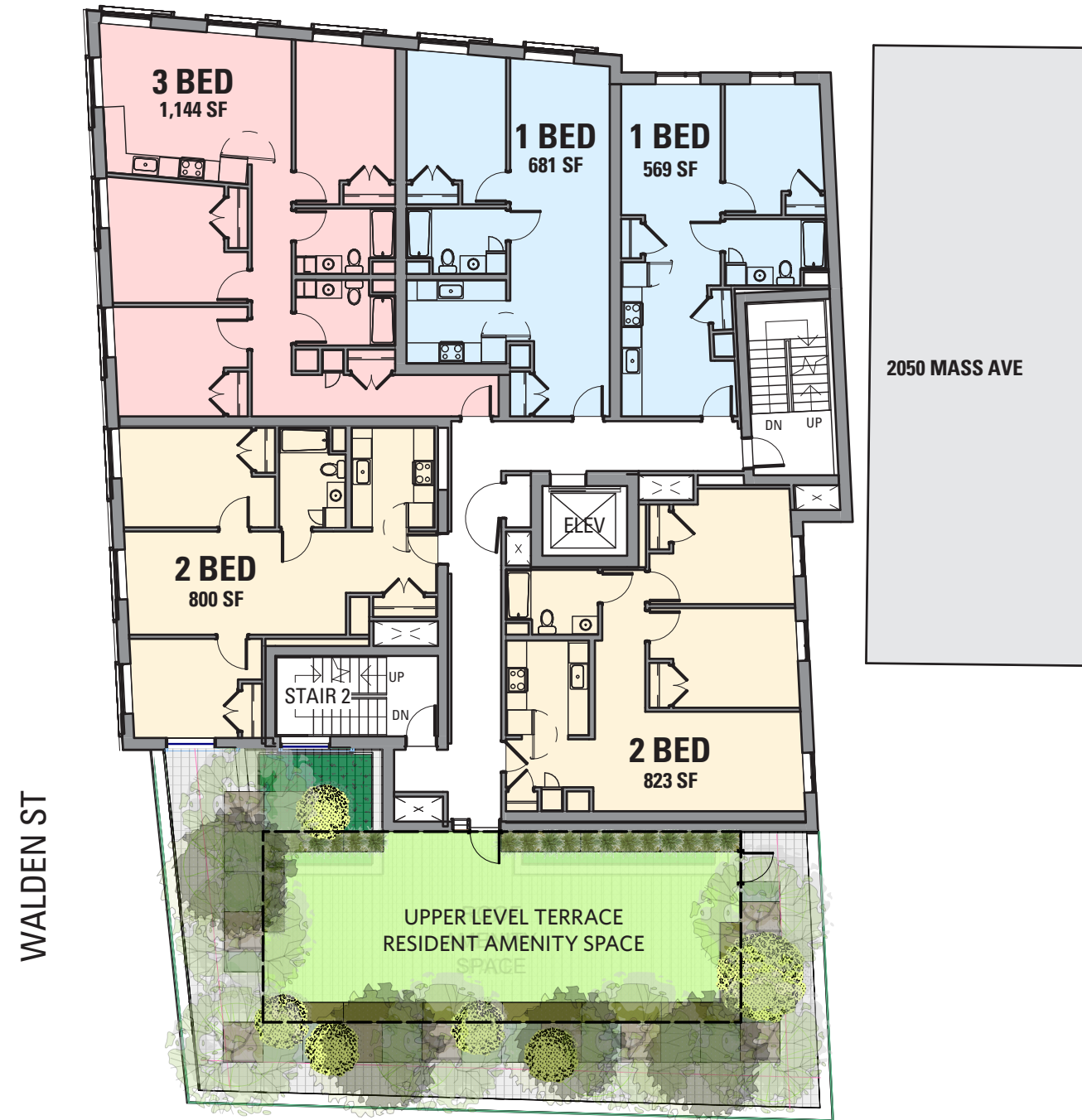
MASS AVE



FLOOR PLAN - FLRS 2-6



MASS AVE



WALDEN ST

2050 MASS AVE

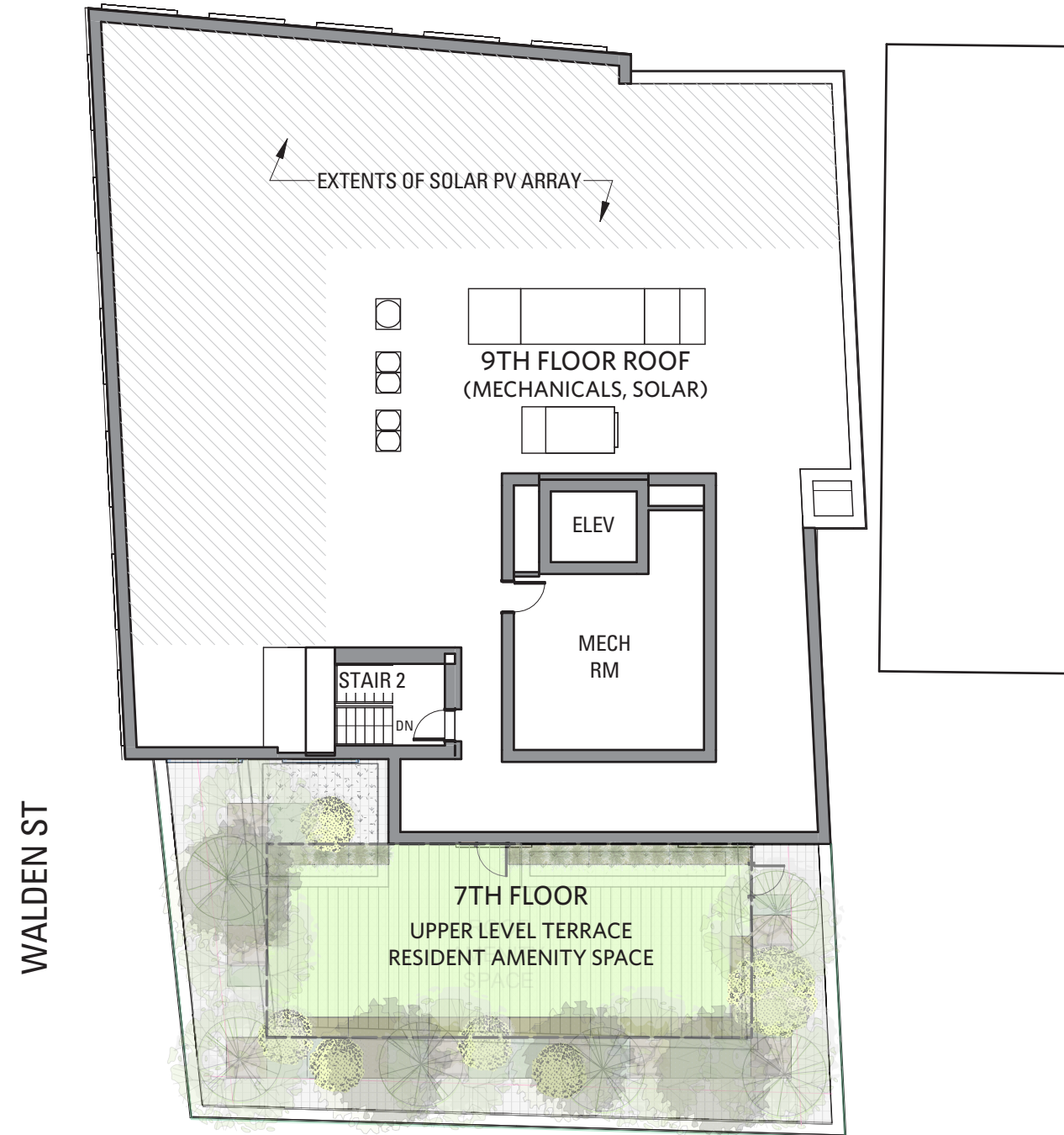
STAIR 2

ELEV

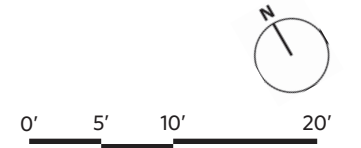
UPPER LEVEL TERRACE
RESIDENT AMENITY SPACE

FLOOR PLAN - FLR 7

MASS AVE



ROOF PLAN





RENDERING Mass Ave | Retail Storefront / Residential Entry



RENDERING Walden St | Retail Storefront / Residential Amenity



RENDERING Walden St | View Towards Mass Ave



RENDERING Mass Ave | View South



RENDERING Mass Ave | View Towards Walden St. Intersection



RENDERING Mass Ave | View Towards Porter



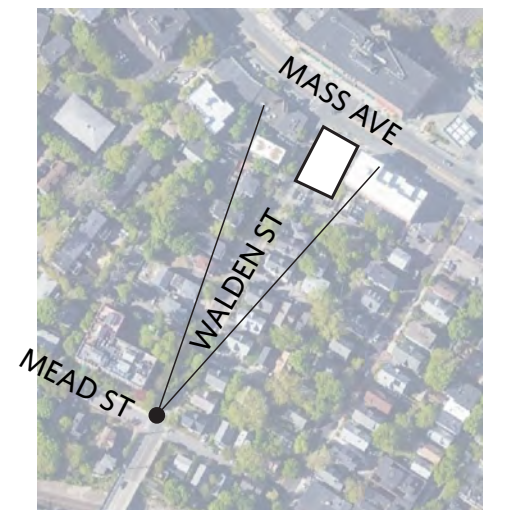
**EXISTING STREET VIEW
(AUTUMN/WINTER)**



**PROPOSED SCHEME
(AUTUMN/WINTER)**



**PROPOSED SCHEME
(SUMMER)**



RENDERING Walden St | View @ Mead St Towards Mass Ave



LEGEND

- Existing Shadow
- New Shadow



SUMMER SOLSTICE | June 21, 9:00am

SHADOW STUDIES



LEGEND

- Existing Shadow
- New Shadow



SUMMER SOLSTICE | June 21, 12:00pm

SHADOW STUDIES



LEGEND

- Existing Shadow
- New Shadow



SUMMER SOLSTICE | June 21, 3:00pm

SHADOW STUDIES



LEGEND

- Existing Shadow
- New Shadow



SUMMER SOLSTICE | June 21, 6:00pm
SHADOW STUDIES



LEGEND

- Existing Shadow
- New Shadow



WINTER SOLSTICE | December 21, 9:00am

SHADOW STUDIES



LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 12:00pm
SHADOW STUDIES





LEGEND

- Existing Shadow
- New Shadow



WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES



LEGEND

- Existing Shadow
- New Shadow

EQUINOX | March 21 / September 21, 9:00am

SHADOW STUDIES





LEGEND

- Existing Shadow
- New Shadow



EQUINOX | March 21 / September 21, 12:00pm
SHADOW STUDIES



LEGEND

- Existing Shadow
- New Shadow



EQUINOX | March 21 / September 21, 3:00pm

SHADOW STUDIES

NEXT STEPS

- **Planning Board meeting**

- Scheduled for Tuesday, 12/1 starting at 6:30pm
- Link: http://cambridgema.iqm2.com/Citizens/Detail_Meeting.aspx?ID=2768

- **Board of Zoning Appeal meeting**

- Scheduled for Thursday, 12/10 starting at 6:00pm
- Zoom Link: https://cambridgema.zoom.us/webinar/register/WN_zm1ysGjbTiGhvj4Aja1bRw
Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 980 8328 7208