

2072 MASS AVE COMMUNITY MEETING AGENDA

- Introductions
- Presentation
- 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. Website will be live by Saturday, 10/3/2020

DEVELOPER TEAM:



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FROST TERRACE



131 HARVARD ST - PORT LANDING - BEFORE AND AFTER



STATION LOFTS (BROCKTON) - BEFORE AND AFTER

AFFORDABLE HOUSING DEMAND

Cambridge Housing Authority (CHA) (as of 9/28/2020)

- 20,703 unique applicants across all of CHA's waiting lists (32 total)
 - 7,102 (34%) of applicants indicate they live or work in Cambridge, or are a veteran
- Per the mobile voucher waitlist only (12,081 applicants on waitlist):
 - 1 bedroom: 5,657 applicants
 - 2 bedroom: 4,086 applicants
 - 3 bedroom or larger: 2,352 applicants
 - Local preference only: 2,464 applicants (1 bedroom), 1,325 applicants (2 bedroom), 732 applicants (3 bedroom or larger)

Homeowner's Rehab - The Finch (2020 lease-up)

- 2,261 applicants applied for 98 apartment units

Port Landing (2016 lease-up)

- 1,386 applicants applied for 20 apartment units



EXISTING SITE

DEVELOPMENT GOALS

- **Create a High-quality Affordable Housing** apartment community with a large percentage of homes for families
- **Commitment to preserve and expand socio and economic diversity**
- **Transit oriented development** that responds to the density and vibrancy of the Mass Ave corridor
- **Respond to the site**, with a light, airy, and rhythmic building that is suspended above the street corner, but is anchored at its edges
- **Activate the streetscape** with neighborhood retail along the Avenue, and a **Pedestrian-scaled Entrance** on Walden Street. Hide parking and service areas
- **Use Durable, Traditional Materials in a Modern Way** that exudes warmth, shows evidence of craft, and relates to human-scale
- **Model sustainable and resilient design** that aligns with affordable housing



EXISTING SITE



PROPOSED DEVELOPMENT

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
- ~1050 SF of neighborhood retail, ~535 SF of resident amenity space on Mass Ave
- 3 accessible parking spaces, 2 drop-off spaces
- 51 total long term bike parking spaces (48 + 3 tandem)
- 8 stories, ~89'-0"



AFFORDABILITY

- **All apartments will be affordable in perpetuity**
- **8 apartments at or below 30% AMI (Area Median Income)**
 - No minimum household income, maximum household income \$30,720 (2 household members) - \$41,460 (5 household members)
 - Resident rent portion will not exceed 30% of residents' adjusted gross income
 - All of these apartments will be set aside for families (2 and 3 bedrooms)
- **41 apartments at or below 60% AMI**
 - Maximum household income \$53,760 (1 household member) - \$82,920 (5 household members)
 - Rents: Studio \$1,344, 1 bed \$1,440, 2 bed \$1,728, 3 bed \$1,995
 - Rent amount includes all utilities (excluding cable/internet)
 - Actual rents and household incomes will most likely be lower than the above since the AMI is projected to decrease prior to building completion
- **Resident Selection**
 - Initial residents selected by lottery, those not selected will be added to the waitlist
 - Anticipated preference for Cambridge residents and workers for +/- 70% of apartments
- Market rents at the Wyeth (Porter Square) are \$3,600 for 2 bed, and \$4,500 for 3 bed (not including utilities)
 - To afford those rents and not be rent burdened, households would need to earn between \$152,000 - \$190,000 annually

SUSTAINABILITY / RESILIENCY

Carbon & GHG Reduction:

- Designed to Passive House standards
- MA stretch energy code
- High performance building envelope
- Green roofs
- Rooftop solar
- Encourage transit & biking instead of cars
- EV charging stations for cars & bikes
- Reduce heat island effect with light grey roof
- Consider mass timber structure
- All-electric HVAC systems
- EnergyStar appliances
- LED lighting

Resiliency:

- Protection strategies to reduce the building's vulnerability to extreme weather
- Adaptation strategies for changing climate conditions
- Backup strategies in the case of loss of power / other services
- Community resiliency through co-operation

Other Items:

- Pedestrian scaled streetscapes
- Building materials with fewer toxins and chemicals
- Daylight and views for residential units

1 BR 595 - 725 SF	2 BR 805 - 870 SF	3 BR 1035 - 1180 SF	TOTAL
14	21	14	49
29%	42%	29%	71% FAMILY

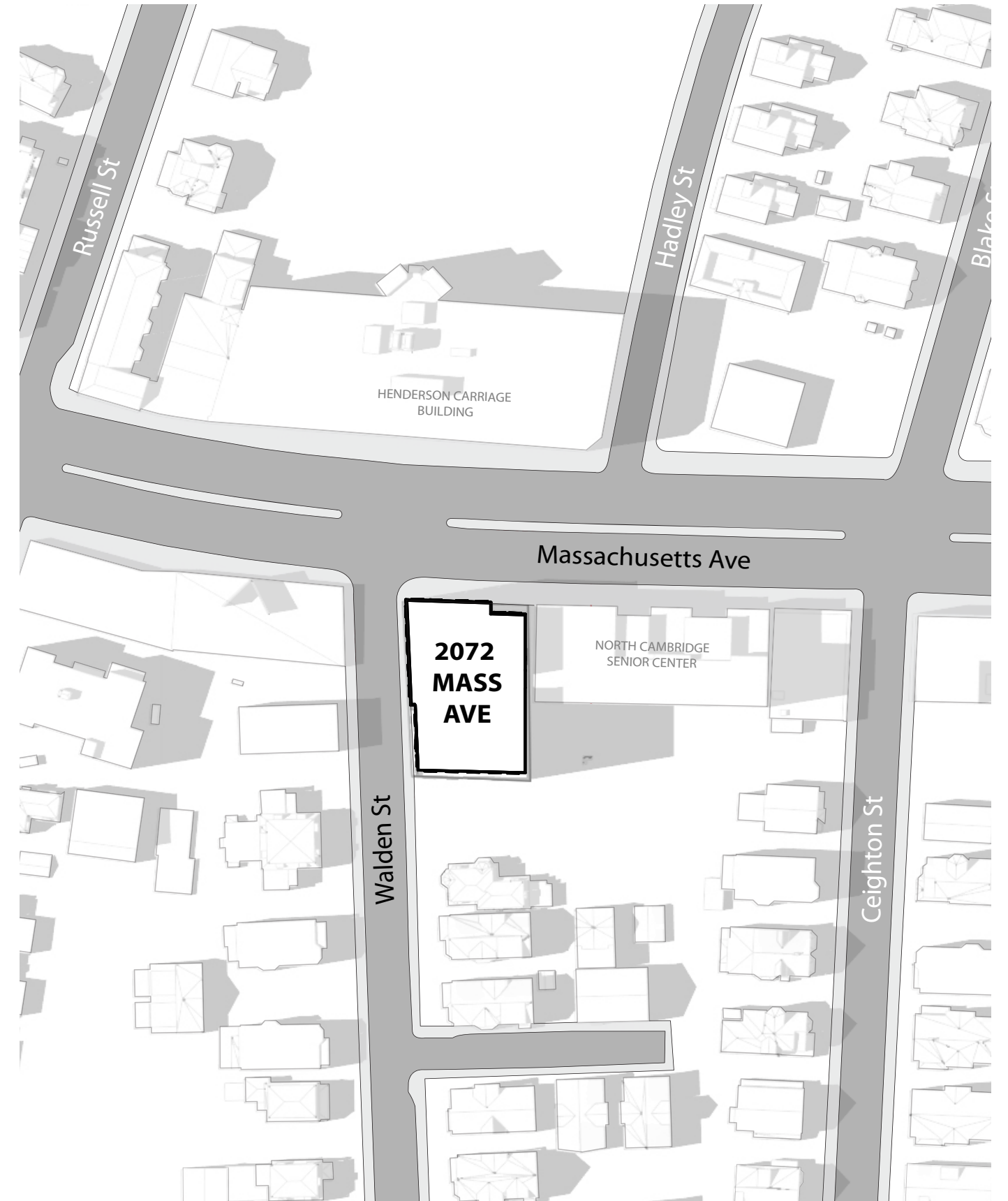
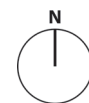
* Including 3 MAAB Group 2/ADA/FHA/UFAS compliant units

* All units will be visitable

UNIT MIX SUMMARY



Neighborhood Map - Quarter and Half Mile



Neighborhood Map - Immediate Area



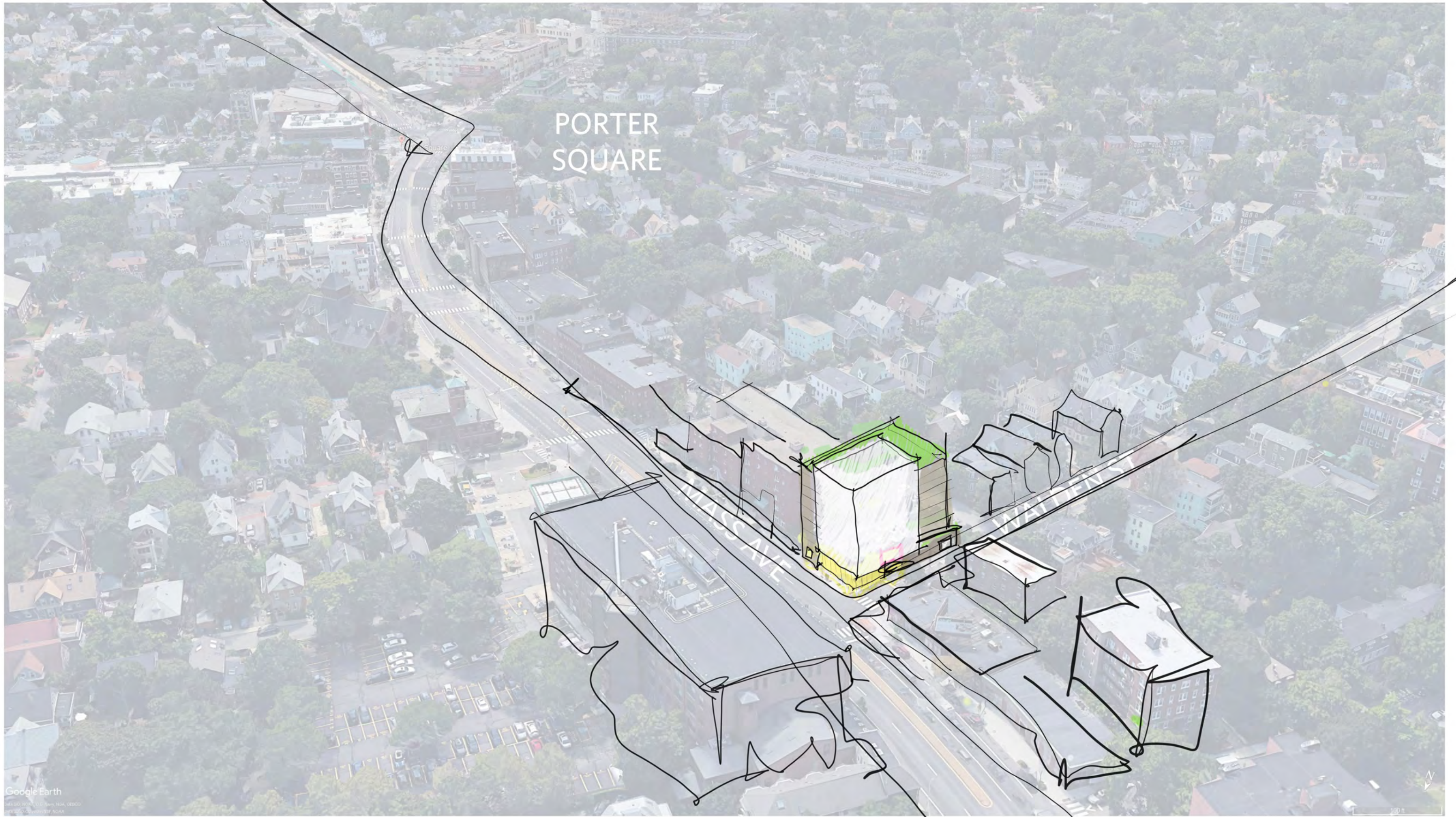
CONTEXT & SITE PLAN



EXISTING SITE

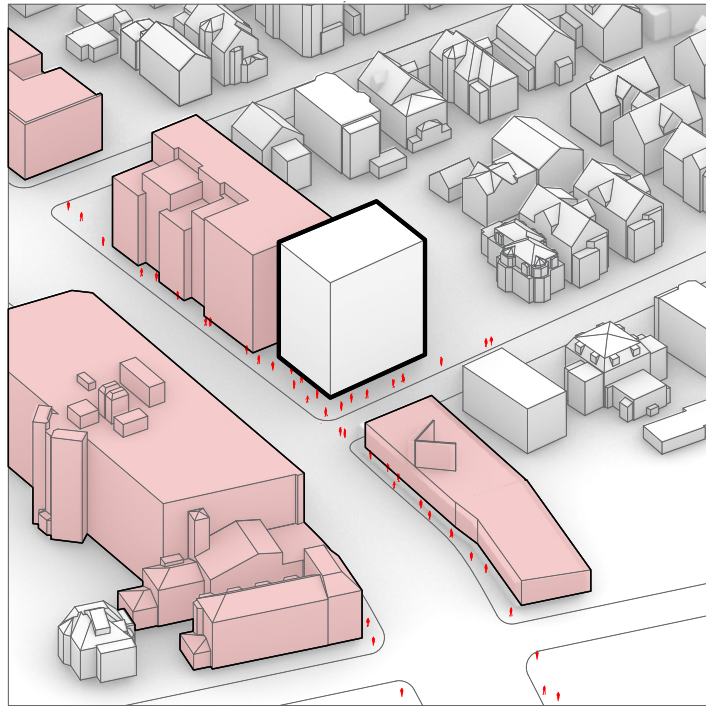


EXISTING SITE



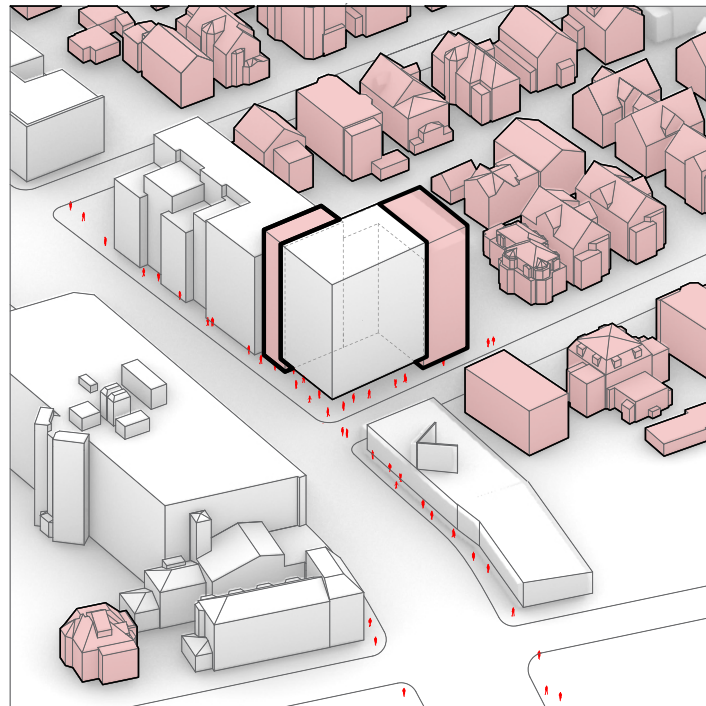
PORTER
SQUARE

CONCEPT SKETCH



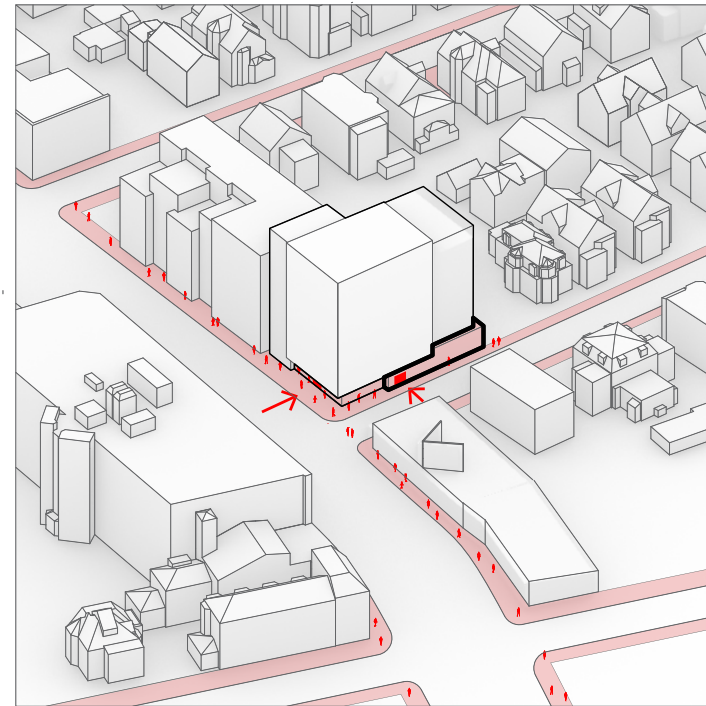
**01
FLOATING CUBE**

contrasts to heavier mass
ave buildings



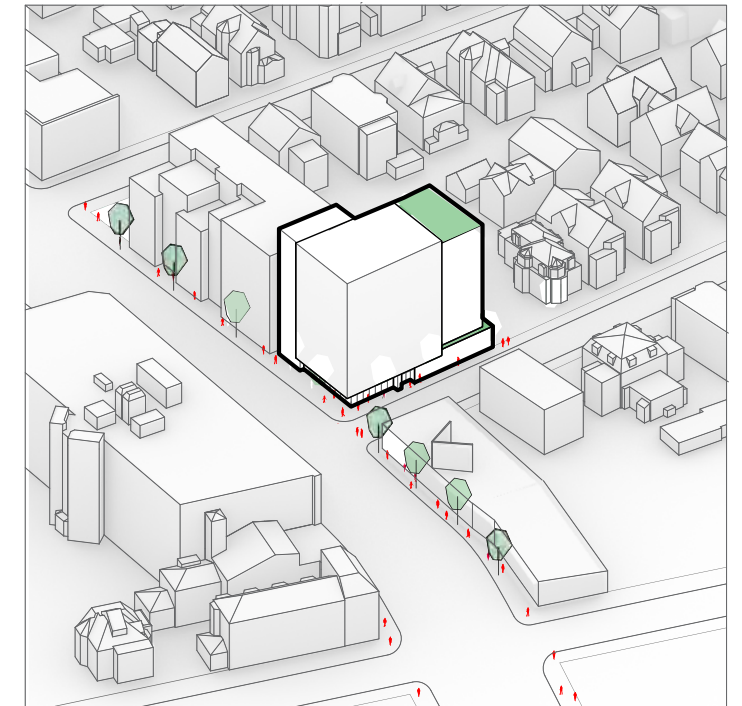
**02
RESIDENTIAL ANCHORS**

relate to smaller scale
residential buildings



**03
ACTIVATE GROUND FLOOR**

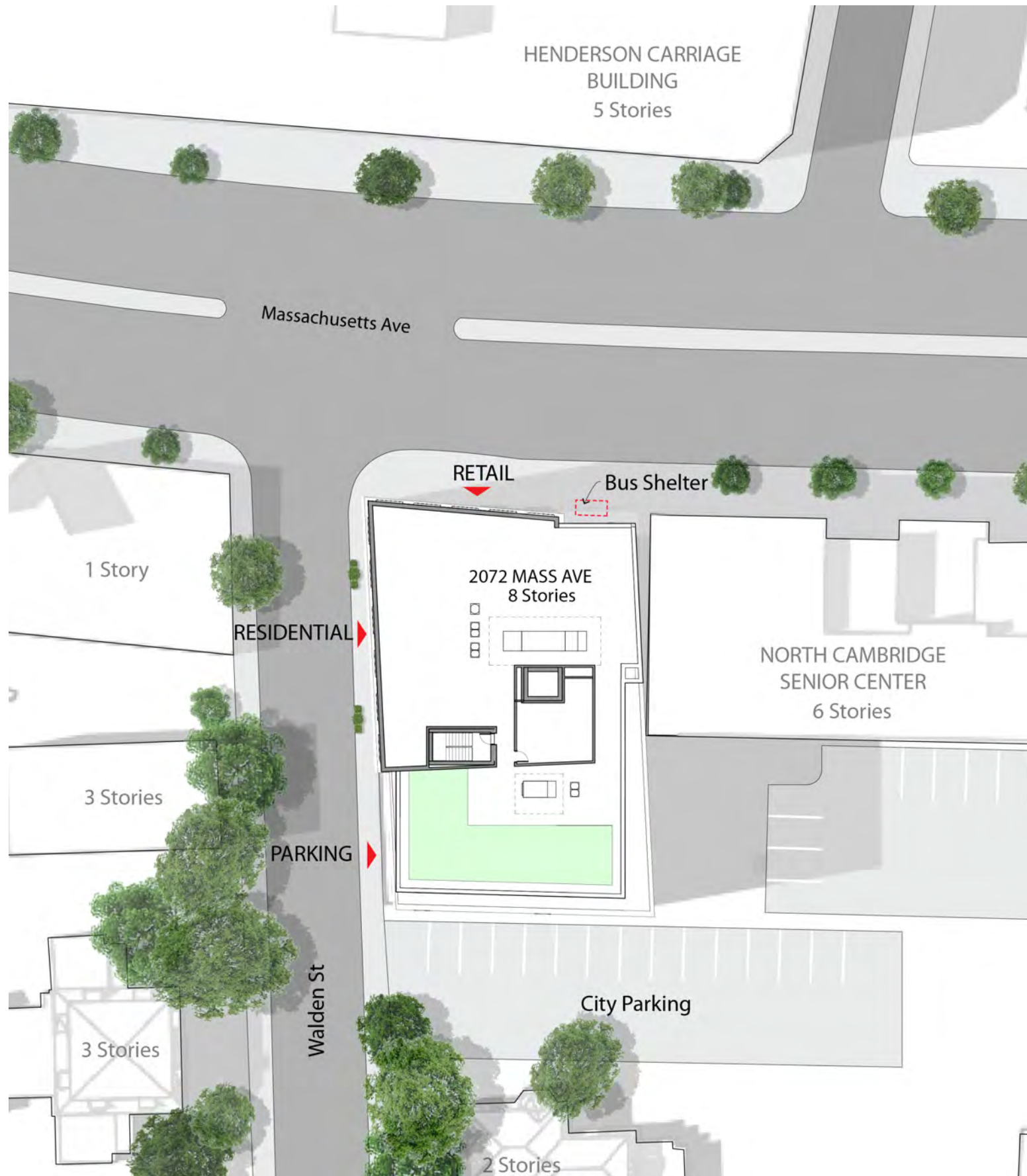
relate to pedestrian scale and
experience of the street



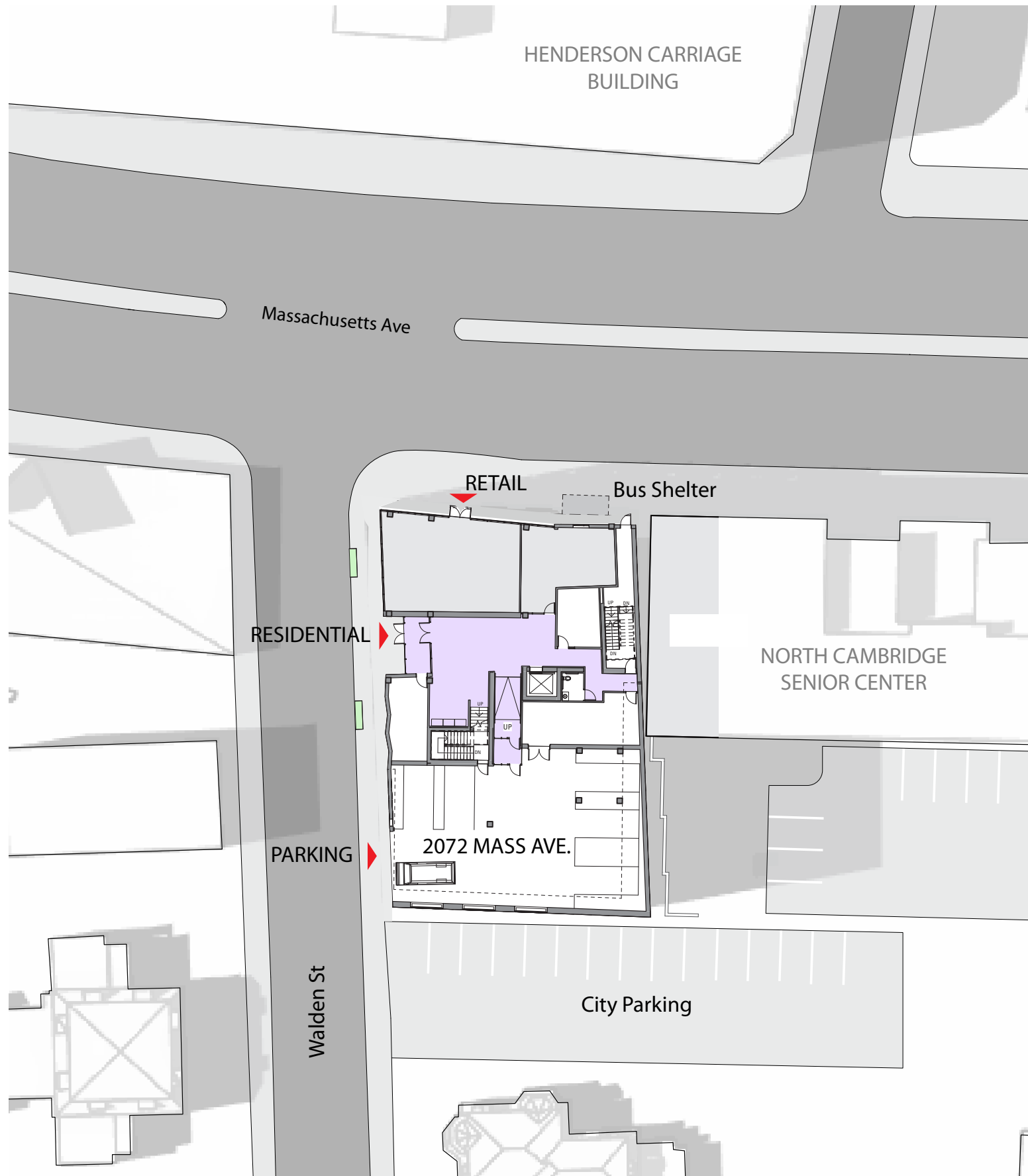
**04
SOFTENING AND GREENING**

incorporate green roofs
and planters

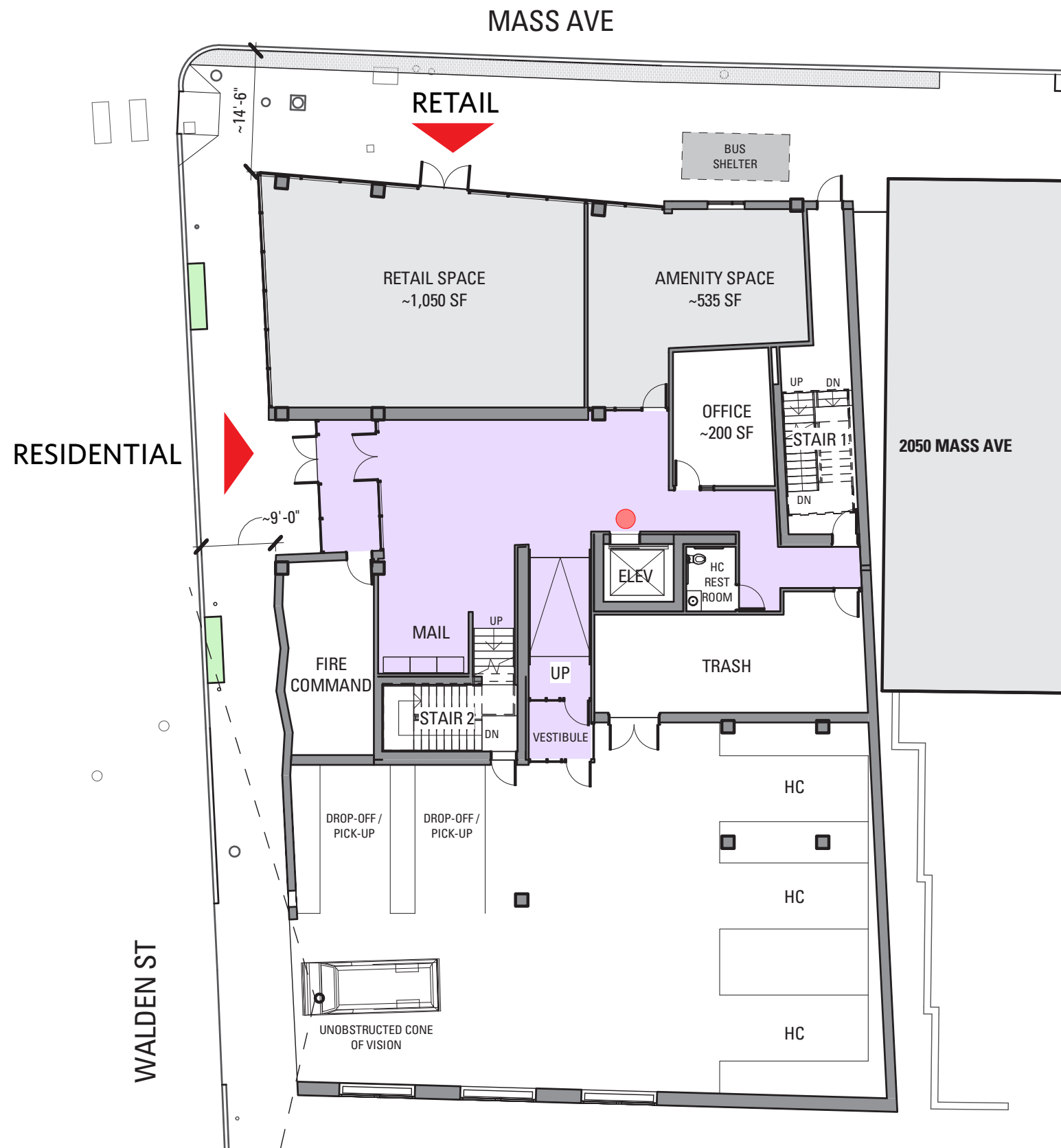
MASSING DIAGRAMS



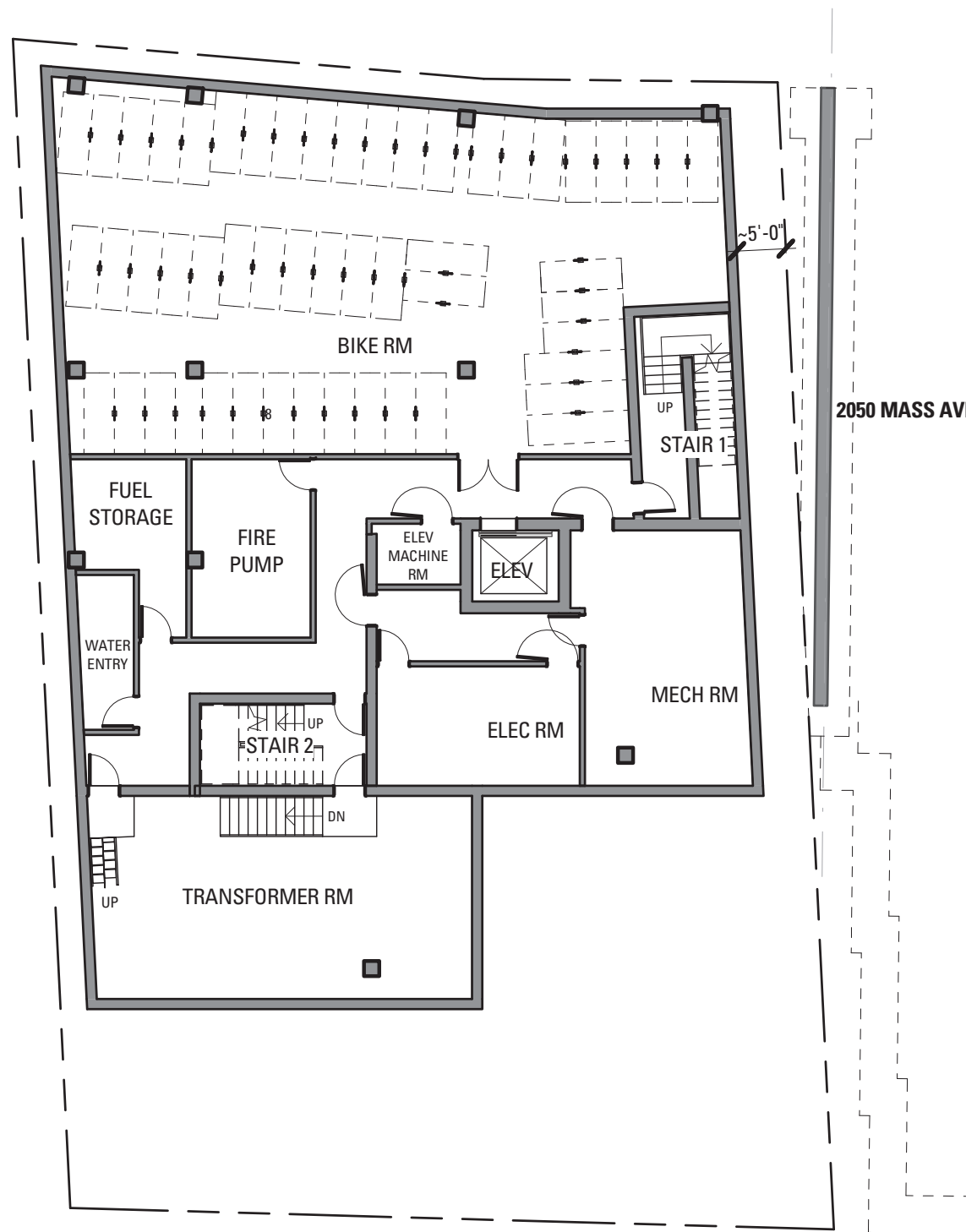
SITE PLAN @ ROOF



SITE PLAN @ GROUND FLOOR

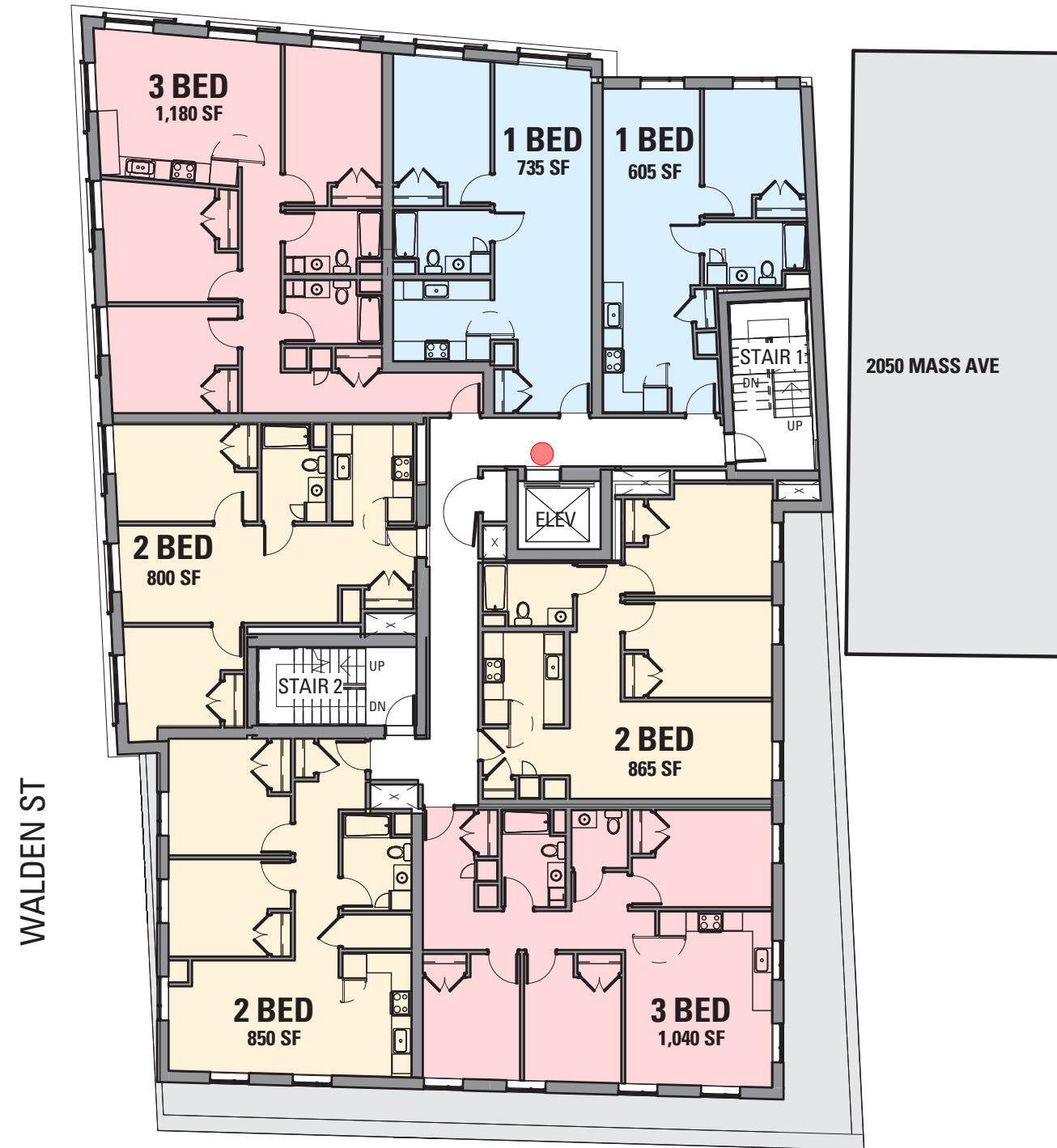


GROUND FLOOR PLAN



BASEMENT PLAN

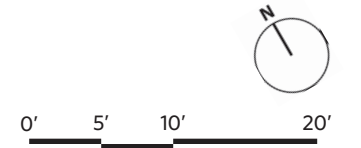
MASS AVE



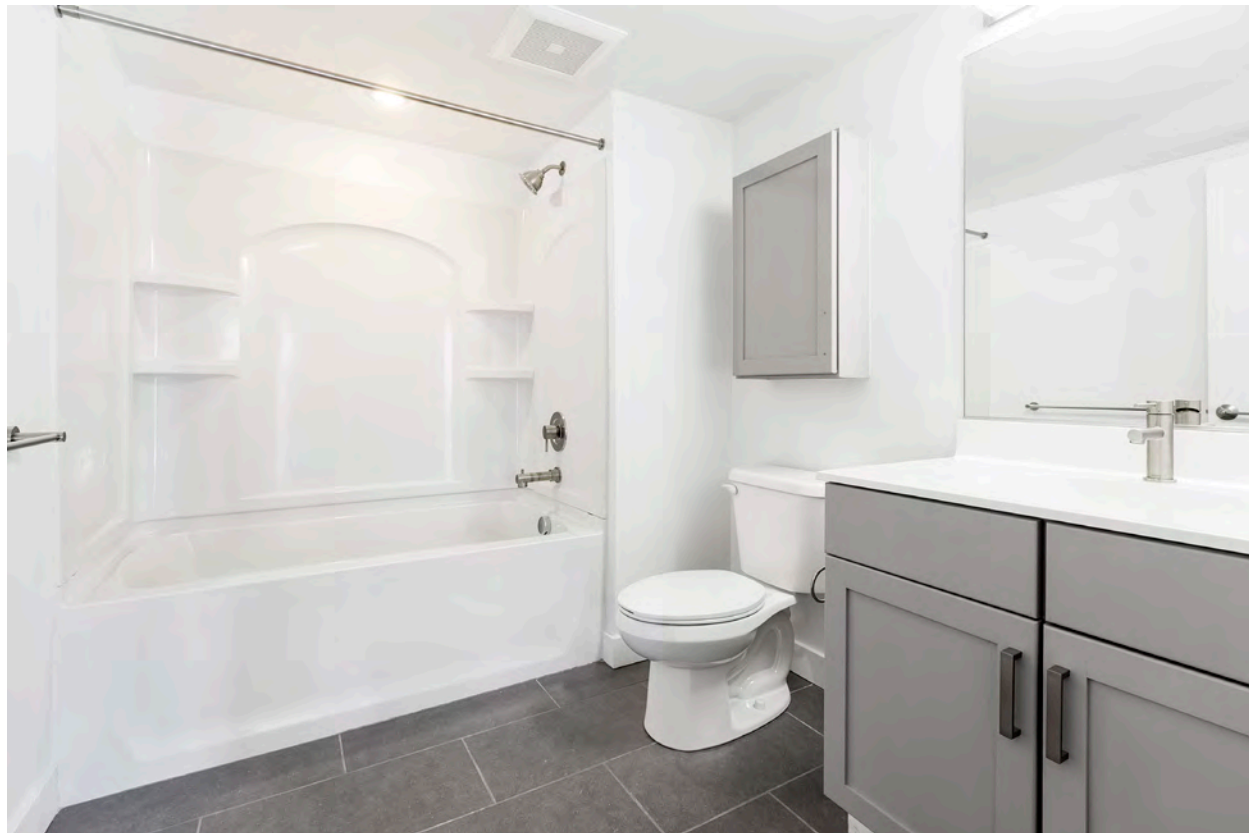
WALDEN ST

2050 MASS AVE

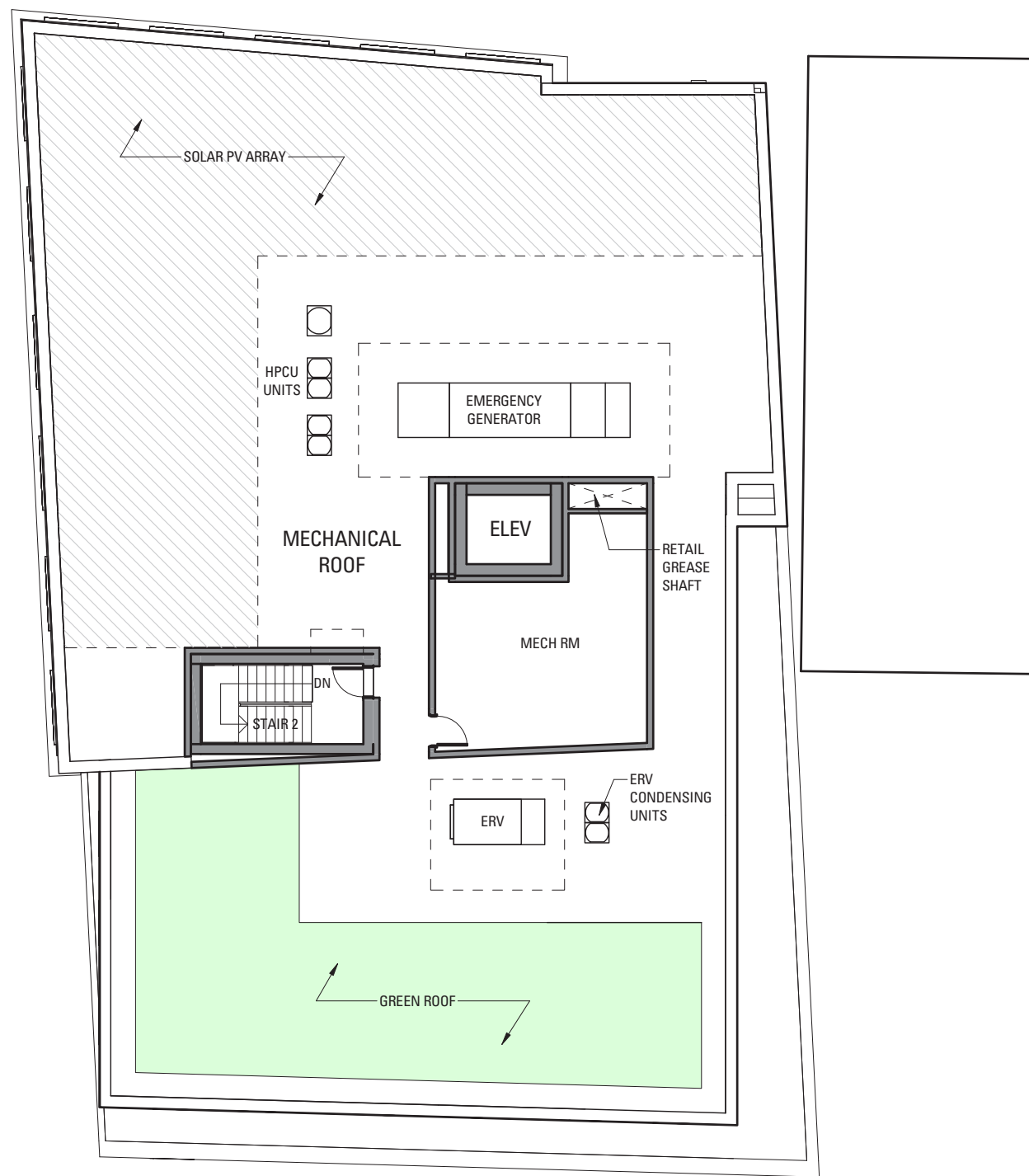
TYPICAL FLOOR PLAN



2072 MASS AVE
SEPTEMBER 29, 2020



PRECEDENTS - UNIT INTERIORS



ROOF PLAN



RENDERING Mass Ave | View South



RENDERING Walden St | View Towards Mass Ave



RENDERING Walden St | Retail Storefront / Residential Entry



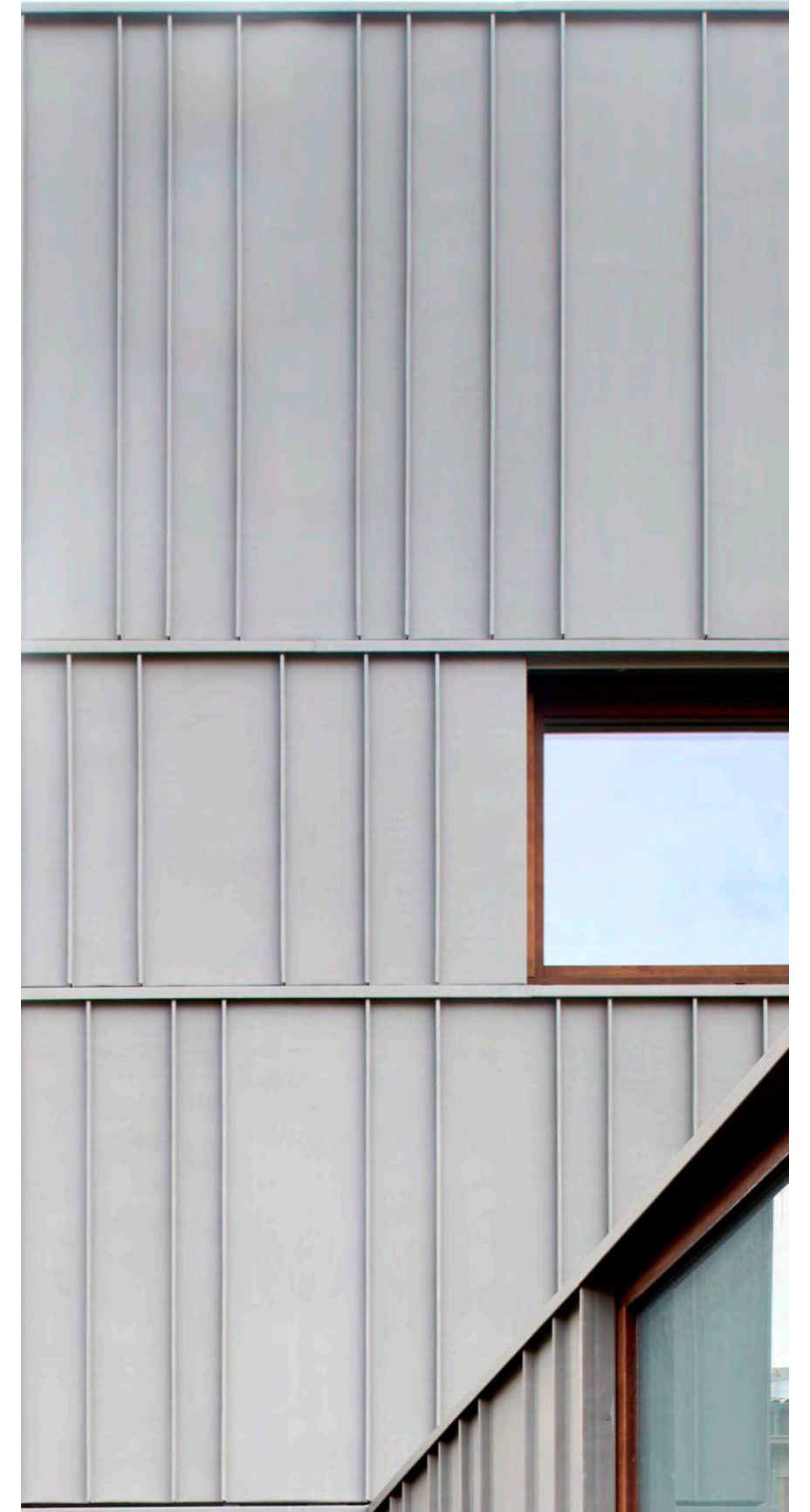
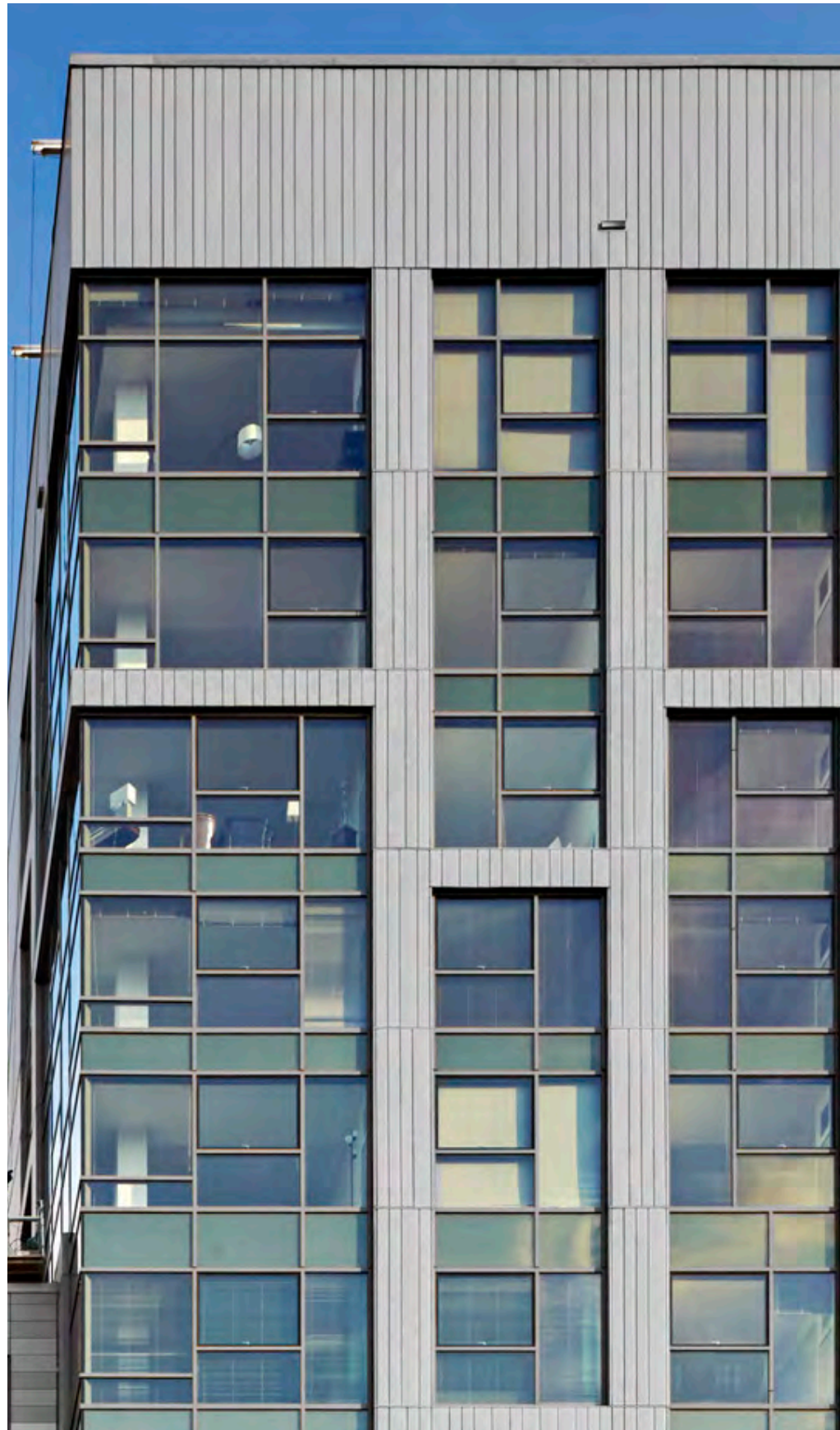
RENDERING Mass Ave | View Towards Porter



RENDERING Mass Ave | View Towards Walden St. Intersection



PRECEDENTS - GREEN ROOF

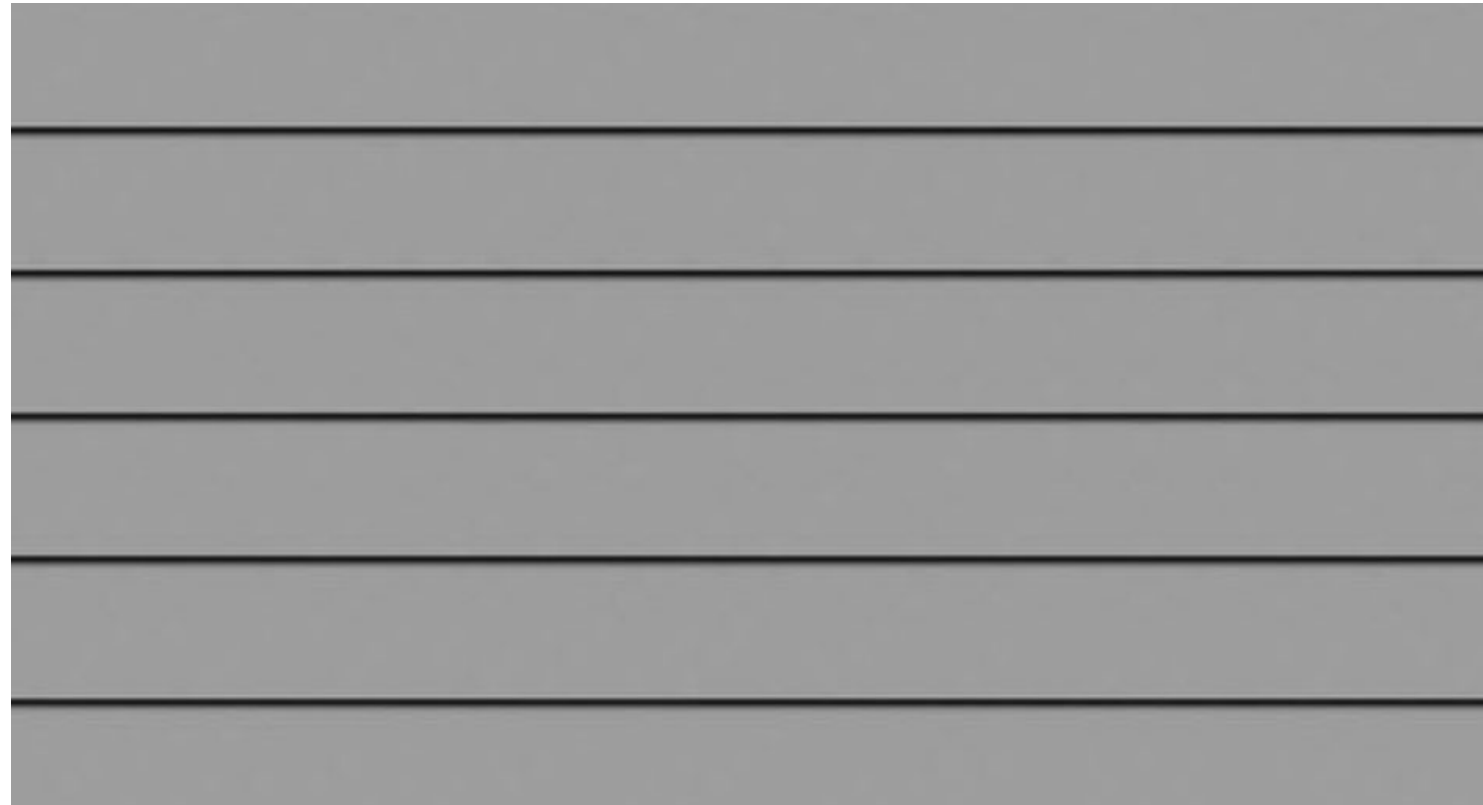


MATERIALS - METAL CLADDING

FISH SCALE SIDING



6" CLAPBOARD



SHAKE SIDING



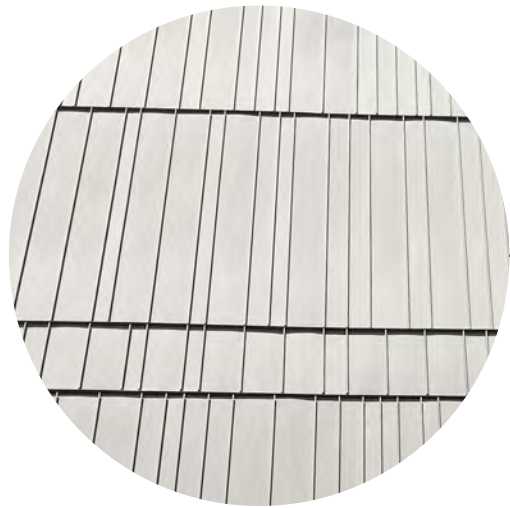
MATERIALS - RESIDENTIAL ANCHOR



MATERIALS - RESIDENTIAL ENTRY



MATERIALS - SOLAR SHADES



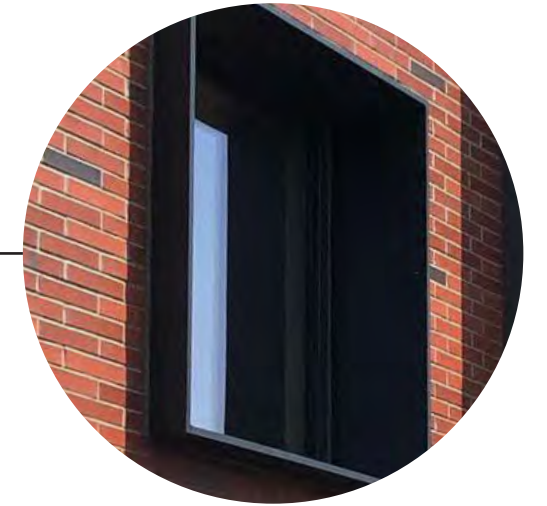
ANODIZED ALUMINUM - ZINC
LIGHTER COLOR
PATTERNING WITH PANELS



VERTICAL INFILL
COMPOSITE PANEL



LIGHT COLOR, METAL - RAISED CUBE W/LARGE WINDOWS.
STRONG CORNER AT WALDEN/MASS AVE.



LARGE WINDOW WITH FRAME



CRAFTED LONG BRICK AT
STREET LEVEL

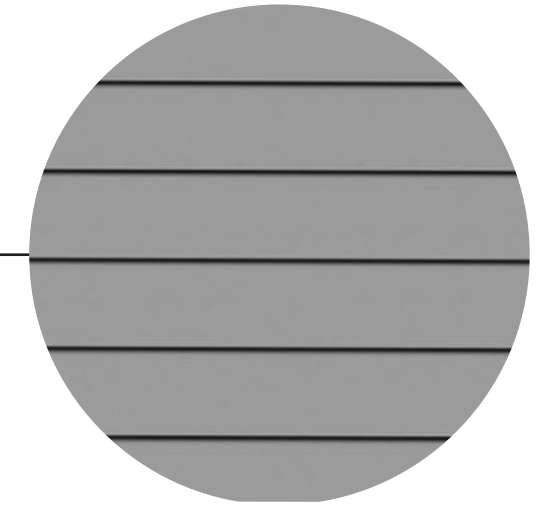
MATERIAL ELEVATIONS - FLOATING CUBE



GREEN ROOF



CONTEMPORARY
INTERPRETATION OF BRICK AT
"LINTEL"



HORIZONTAL SIDING



OPENINGS IN BRICK FACADE

MATERIALS FOR RESIDENTIAL ANCHORS:
RELATE TO RESIDENTIAL NEIGHBORHOOD

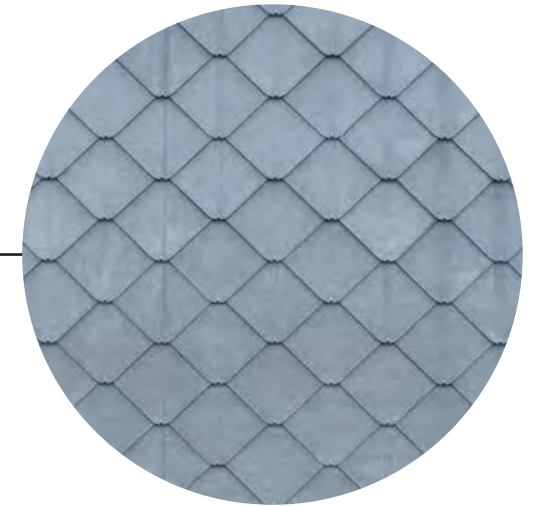
MATERIAL ELEVATIONS - RESIDENTIAL ANCHOR



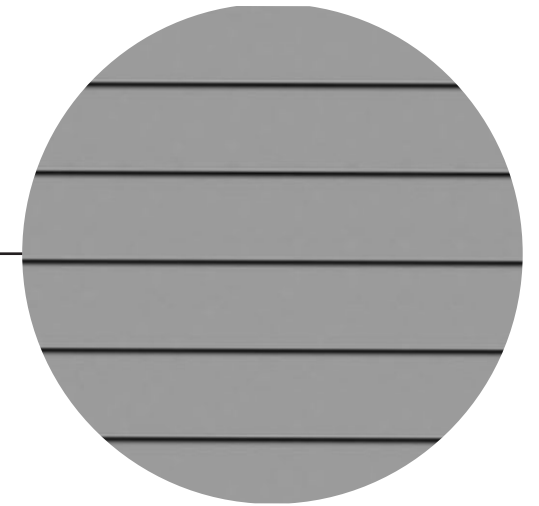
PERFORATED SOLAR SHADES



GREEN ROOF



"FISH SCALE" PATTERN CORNICE BAND

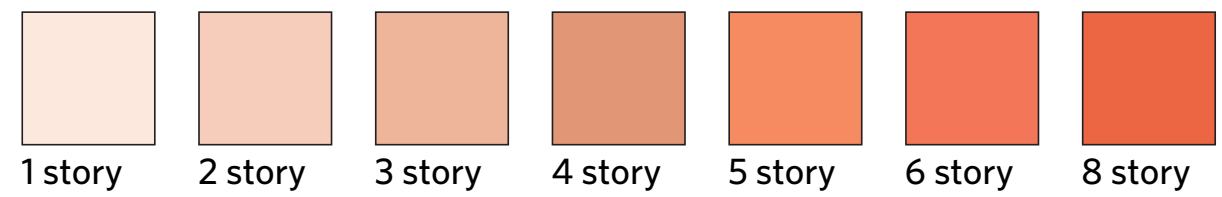


HORIZONTAL SIDING



SHINGLE PANEL

MATERIAL ELEVATIONS - RESIDENTIAL ANCHOR - SOUTH ELEVATION



NEIGHBORHOOD BUILDINGS - HEIGHT MAP



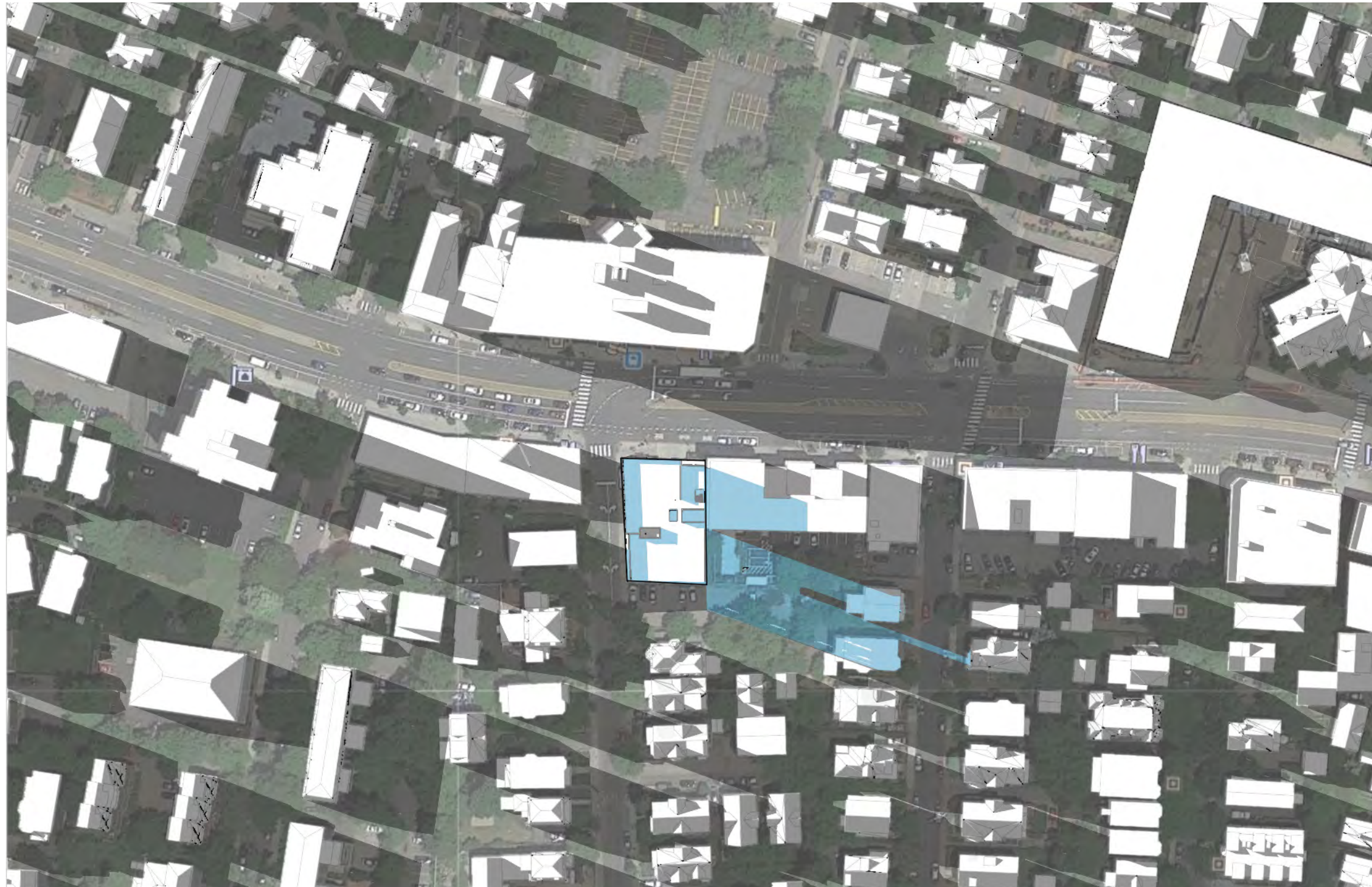
SUMMER SOLSTICE | June 21, 9:00am
SHADOW STUDIES



SUMMER SOLSTICE | June 21, 12:00pm
SHADOW STUDIES



SUMMER SOLSTICE | June 21, 3:00pm
SHADOW STUDIES



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



WINTER SOLSTICE | December 21, 9:00am
SHADOW STUDIES



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



WINTER SOLSTICE | December 21, 3:00pm
SHADOW STUDIES



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



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



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

NEXT STEPS


- October - November 2020
 - Smaller neighborhood groups and associations meetings
 - Continue individual abutter meetings
 - Collect feedback and incorporate into plans, as feasible
 - File site eligibility application for Comprehensive Permit with the MA Department of Housing and Community Development (DHCD)

- November 2020 - January 2021
 - If approved by DHCD, hearings with Planning Board and BZA

- January 2021
 - City and State affordable housing funding applications

- Spring 2022
 - Earliest date for start of construction

Q & A

- Submit questions and comments in written format in the Zoom Q&A window that is accessed at the bottom of the Zoom screen and looks like this: A small, dark square icon with a white speech bubble and the text 'Q&A' below it.
- You must run your mouse / cursor over the bottom of the Zoom screen to reveal the Q&A box. From there you can click on the icon and access the Q&A window.
- Comments and questions will be read out loud verbatim by a panelist and verbally answered.
- **www.2072massavepts.com** will be launched no later than this Saturday, October 3, 2020. Comments can be publicly posted on this website and will be answered there by the development team. The website will include a PDF of the presentation and a recording of the presentation as well as future materials as they are generated.



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