

2072 MASS AVE COMMUNITY MEETING AGENDA

- 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.

DEVELOPMENT SUMMARY - PRIMARY 9:6 PROPOSAL

- 49 affordable apartment homes, affordable in perpetuity
- 71% Family - 2 and 3 bedrooms
- Upper level terrace resident amenity space
- 9 stories along Mass Ave (~102'-0")
- 6 stories at rear towards Walden St (~69'-6")
- 100% affordable housing development
- Widening of Walden Street
- 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)

DEVELOPMENT SUMMARY - ALTERNATIVE 8:6 OPTION

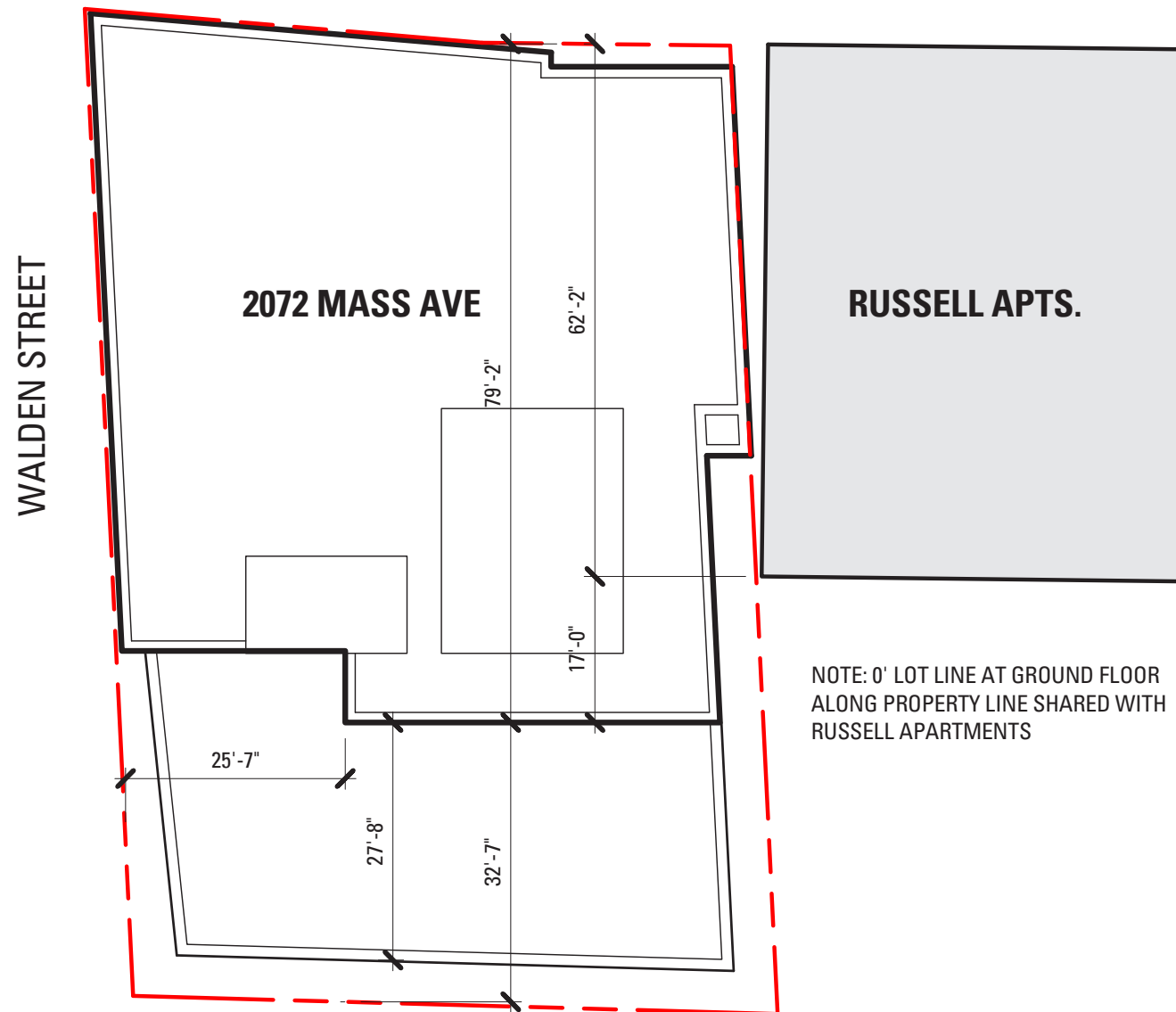
- **47 affordable apartment homes, affordable in perpetuity**
- **66% Family - 2 and 3 bedrooms**
- **Non-occupiable green roof at 6th story roof (~900 SF)**
- **8 stories along Mass Ave (~91'-6")**
- 6 stories at rear towards Walden St (~69'-6")
- 100% affordable housing development
- Widening of Walden Street
- 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)

UNIT MIX SUMMARY

1 BR 569 - 681 SF	2 BR 800 - 850 SF	3 BR 1031 - 1144 SF	TOTAL
16 (14)	19 (21)	12 (14)	47 (49)
34% (29%)	40% (42%)	26% (29%)	66% (71%) FAMILY

- * Numbers in parenthesis "()" reflects the Primary 9:6 Proposal
- * Including 3 MAAB Group 2/ADA/FHA/UFAS compliant units
- * All units will be visitable

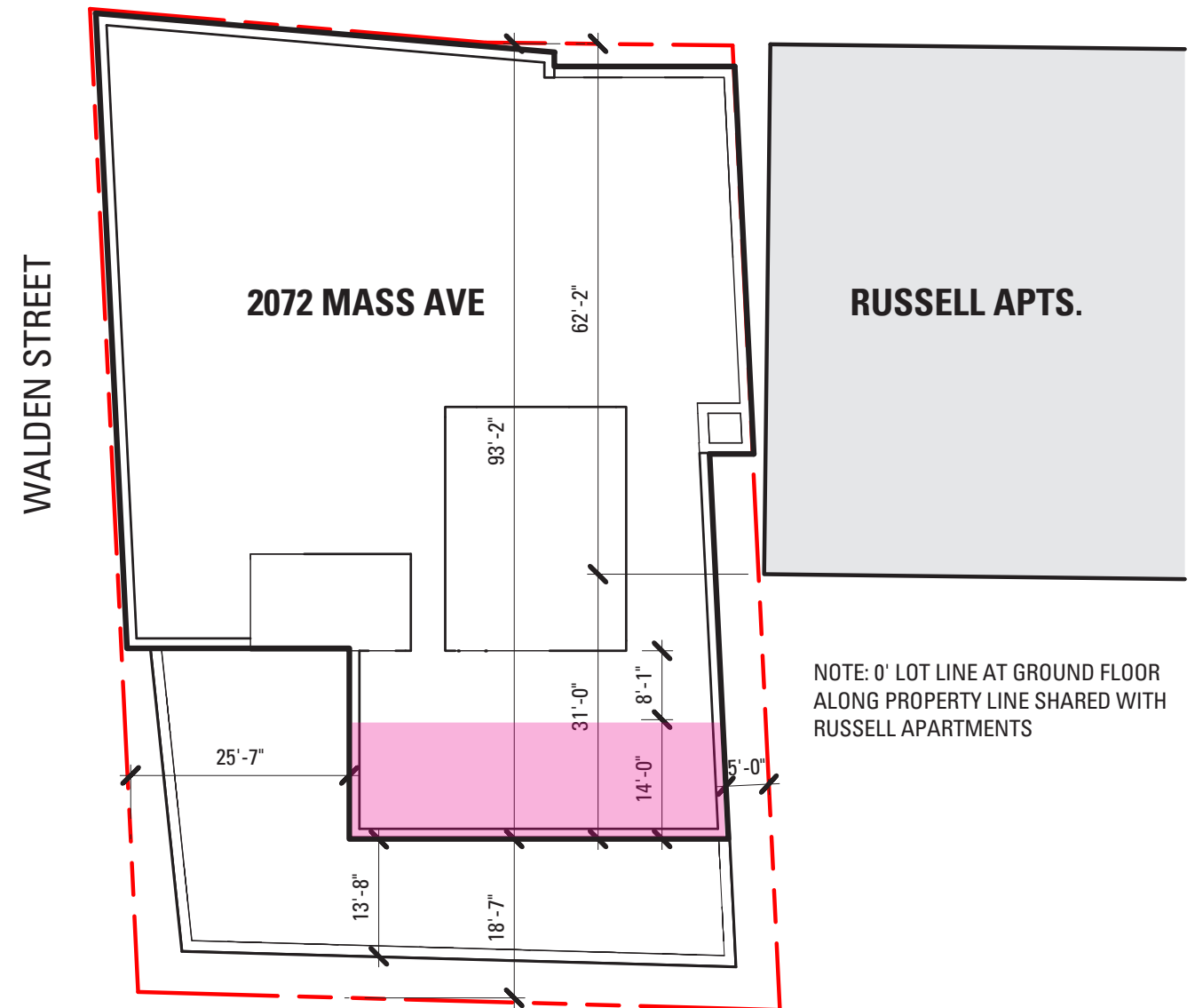
MASSACHUSETTS AVENUE



NOTE: 0' LOT LINE AT GROUND FLOOR
ALONG PROPERTY LINE SHARED WITH
RUSSELL APARTMENTS

PRIMARY 9:6 STORIES PROPOSAL

MASSACHUSETTS AVENUE



NOTE: 0' LOT LINE AT GROUND FLOOR
ALONG PROPERTY LINE SHARED WITH
RUSSELL APARTMENTS

ALTERNATIVE 8:6 STORIES OPTION

PLAN COMPARISON

- Lowered height along Mass Ave from 9 stories to 8 stories
- Height remains at 6 stories towards residential neighborhood



PRIMARY 9:6 PROPOSAL RENDERING

ALTERNATIVE 8:6 OPTION RENDERING



RENDERING Mass Ave | View South

- Lowered height along Mass Ave from 9 stories to 8 stories
- Height remains at 6 stories towards residential neighborhood
- Non-occupiable green roof at 6th story roof



PRIMARY 9:6 PROPOSAL RENDERING



ALTERNATIVE 8:6 OPTION RENDERING

Walden St | View Towards Mass Ave



RENDERING Walden St | View Towards Mass Ave

- Lowered height along Mass Ave from 9 stories to 8 stories
- Height remains at 6 stories towards residential neighborhood



PRIMARY 9:6 PROPOSAL RENDERING

ALTERNATIVE 8:6 OPTION RENDERING

Mass Ave | View Towards Walden St. Intersection



RENDERING Mass Ave | View Towards Walden St. Intersection

- Lowered height along Mass Ave from 9 stories to 8 stories
- Height remains at 6 stories towards residential neighborhood



PRIMARY 9:6 PROPOSAL RENDERING

ALTERNATIVE 8:6 OPTION RENDERING

Mass Ave | View Towards Porter



RENDERING Mass Ave | View Towards Porter

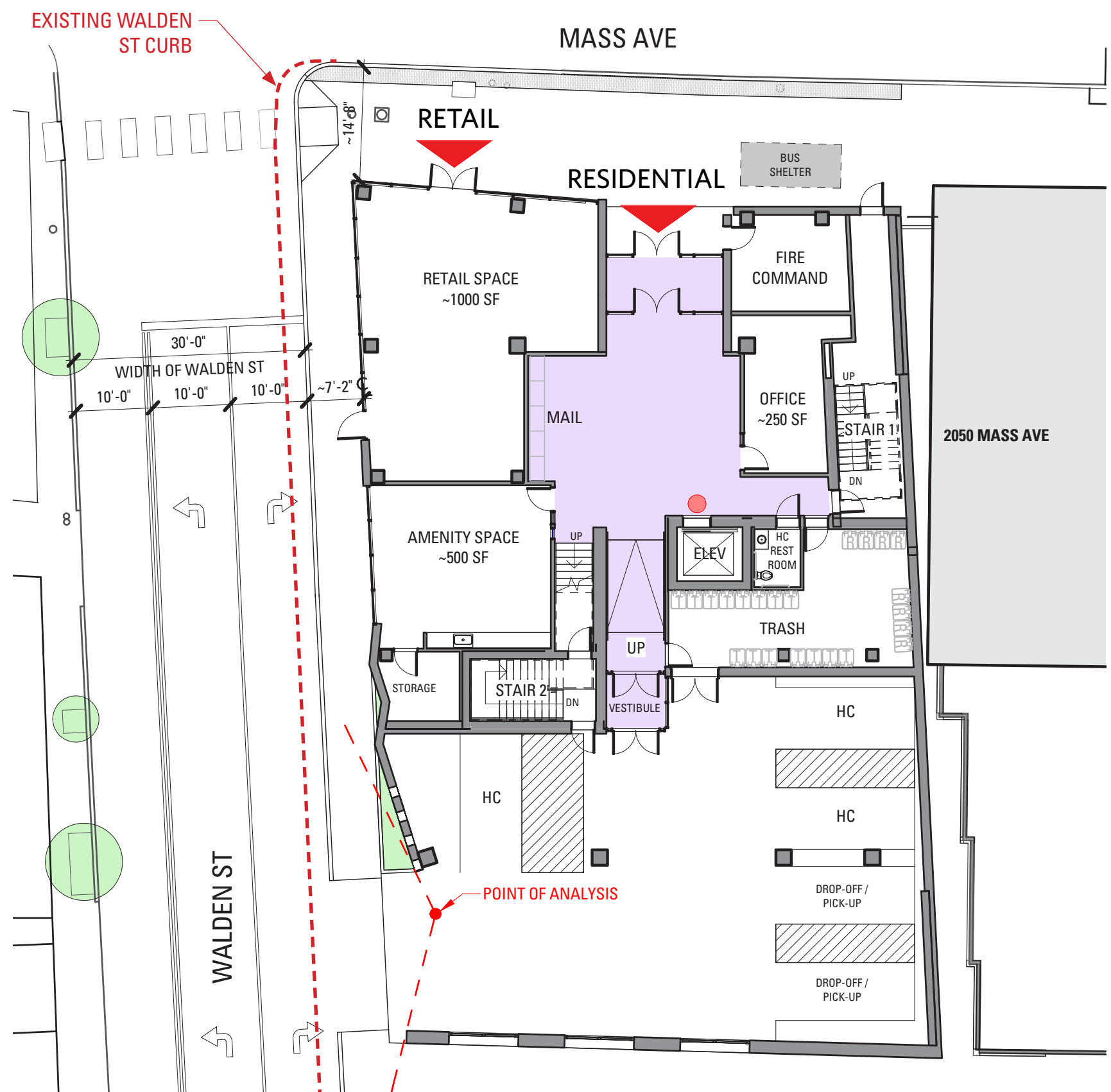


PRIMARY 9:6 PROPOSAL RENDERING



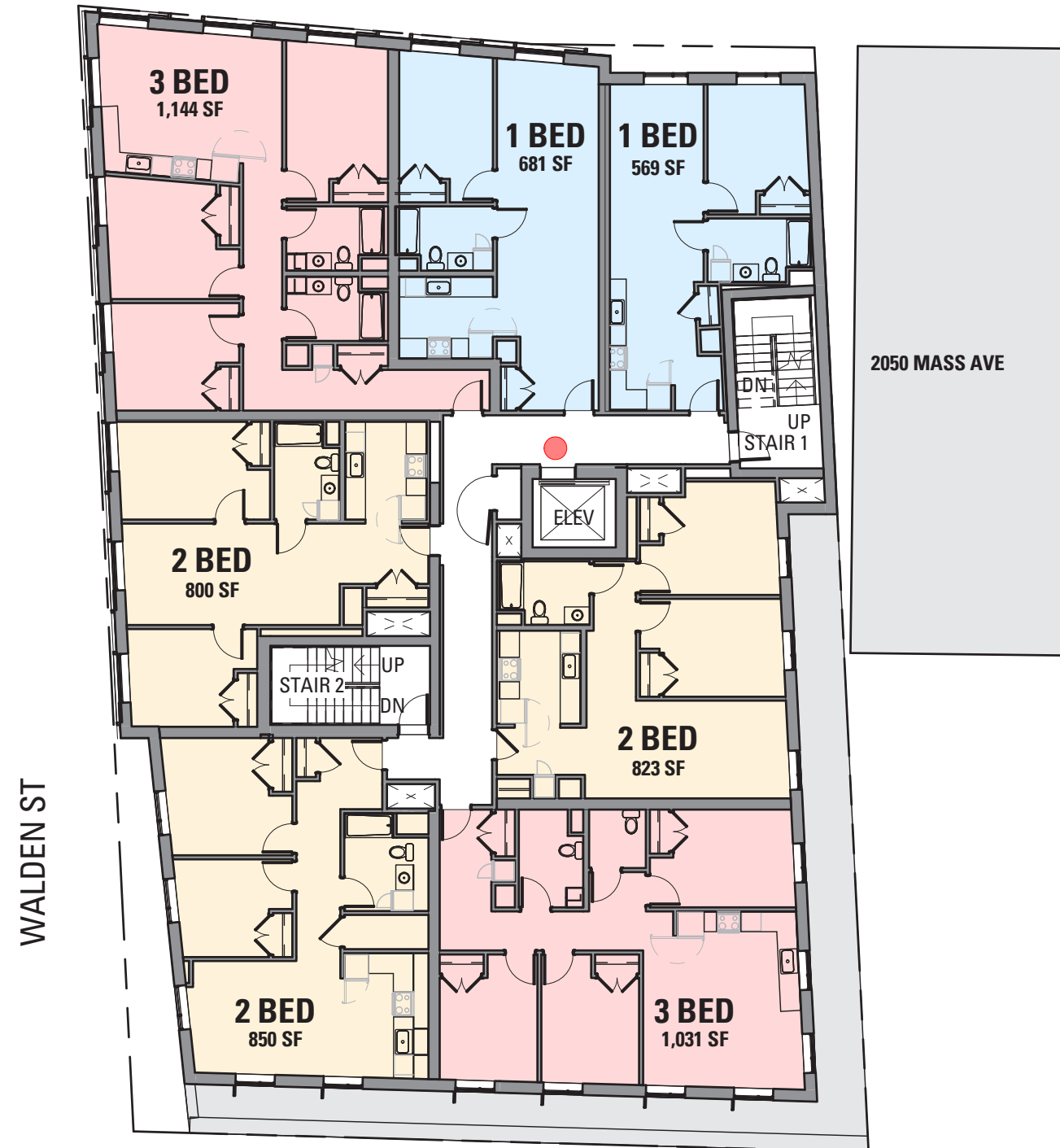
ALTERNATIVE 8:6 OPTION RENDERING

Creighton St | View Towards Walden St

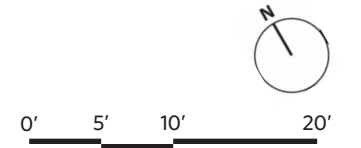


GROUND FLOOR PLAN

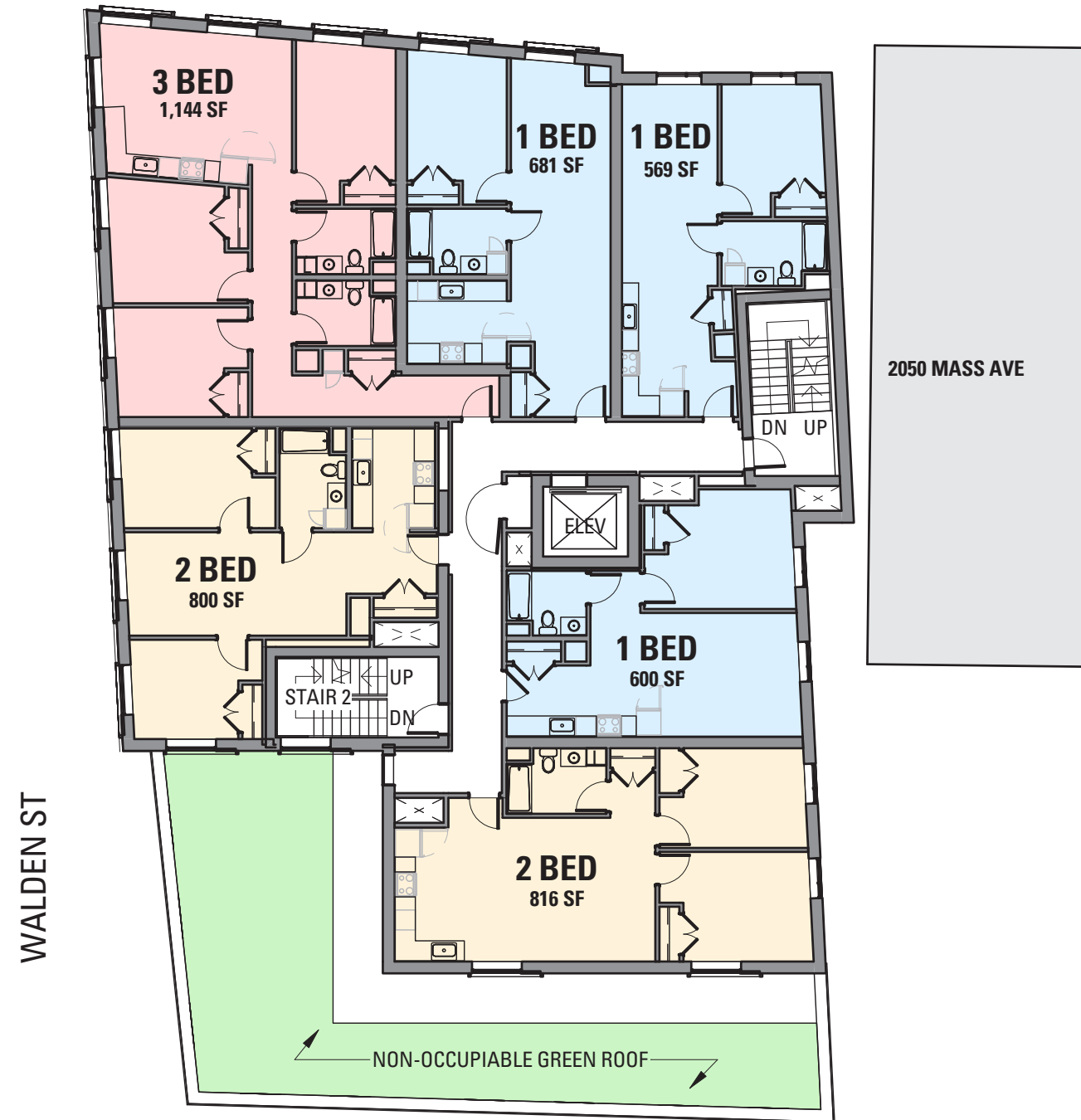
MASS AVE



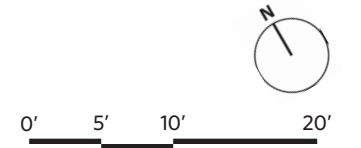
FLOOR PLAN - FLRS 2-6



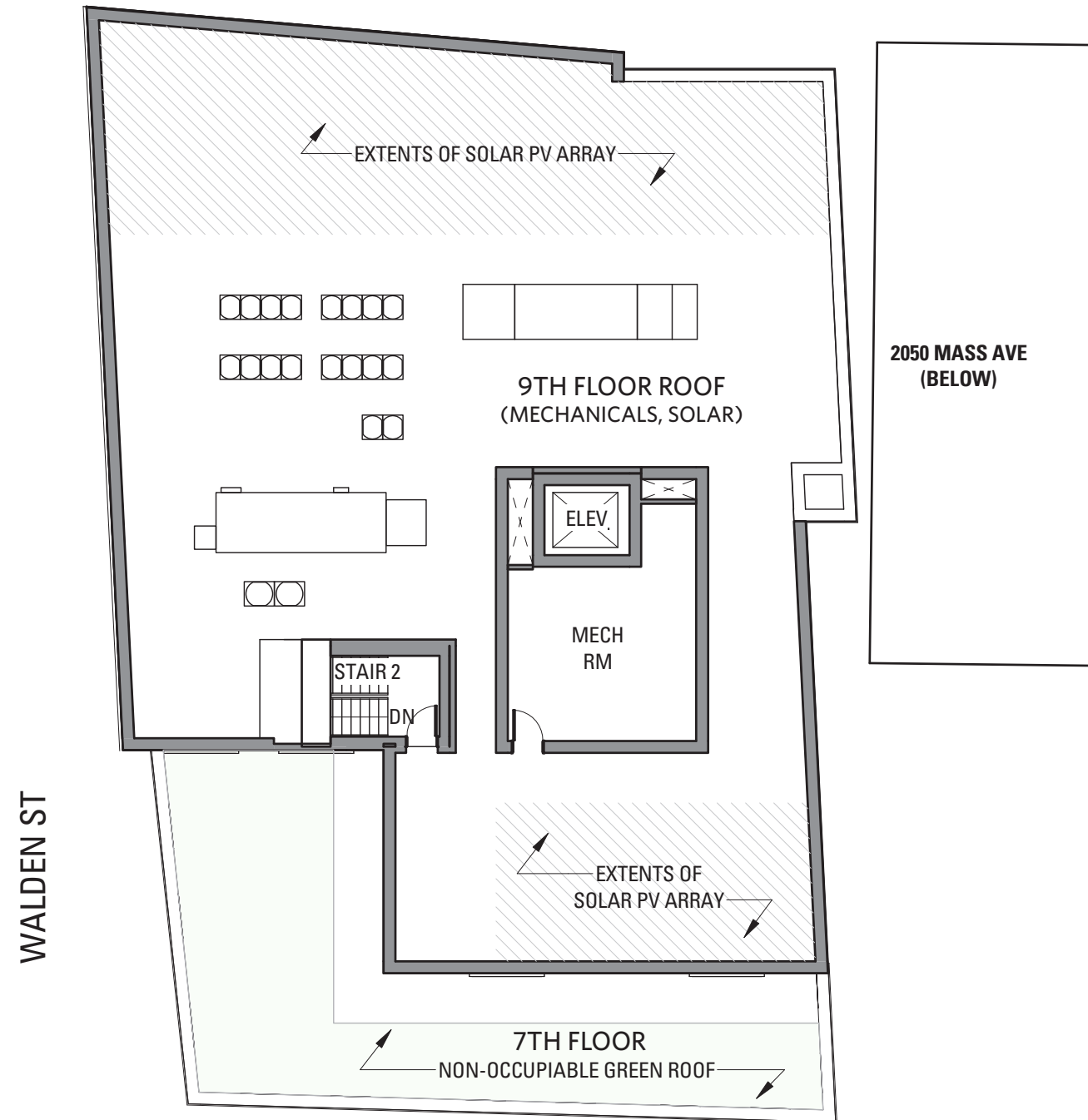
MASS AVE



FLOOR PLAN - FLR 7-8



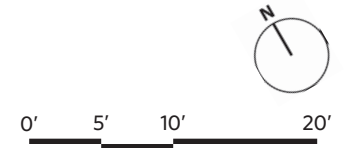
MASS AVE



WALDEN ST

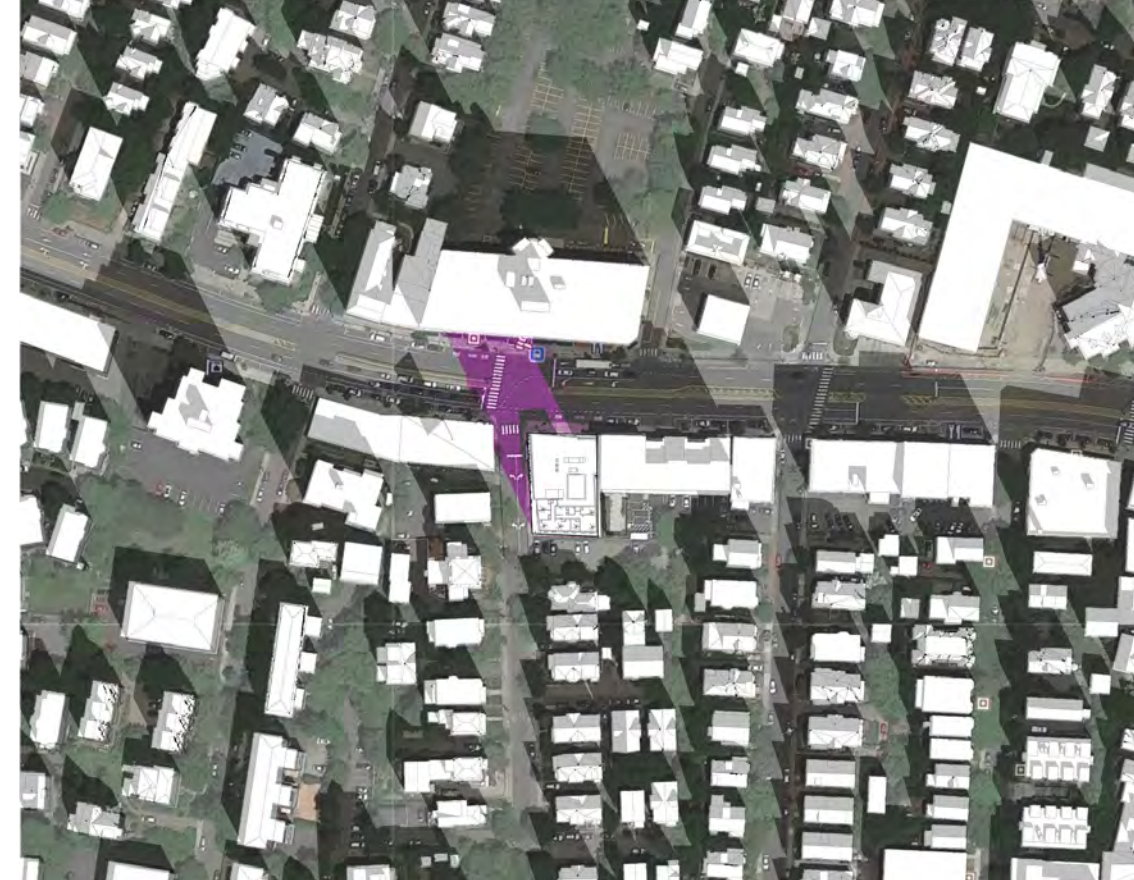
2050 MASS AVE
(BELOW)

ROOF PLAN





9:00am



12:00pm



3:00pm



3:30pm

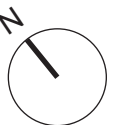
WINTER SOLSTICE | December 21
SHADOW STUDIES

LEGEND

- Existing Shadow
- New Shadow

2072 MASSACHUSETTS AVENUE

JANUARY 7, 2021





9:00am



12:00pm



3:00pm



6:00pm

SUMMER SOLSTICE | June 21
SHADOW STUDIES

LEGEND

- Existing Shadow
- New Shadow

2072 MASSACHUSETTS AVENUE

JANUARY 7, 2021





9:00am



12:00pm



3:00pm

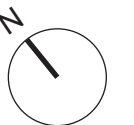


5:00pm

EQUINOX | March 21 / September 21
SHADOW STUDIES

LEGEND

- Existing Shadow
- New Shadow



SHADOW STUDIES

- Shadows layered with existing shadows
- Majority of shadows cast onto Massachusetts Avenue roadway
- Few shadows cast South onto residential neighborhood
- Exceptions
 - Early morning shadows cast to the North-West
 - Late afternoon shadows cast to the South-East
- Impact on Russell Apartments landscaped area
 - Shadows cast from ~3pm onwards for most times of the year

NEXT STEPS

- **Board of Zoning Appeal Hearing**

- Scheduled for Thursday, 01/07 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