

Question Report

Actual Start Time 1/5/2021 18:49

Topic

2072 Mass Ave Community Meeting #3

Question Details

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Question

- 1 Hi, thanks for revising, but why did you need to eliminate the planted roof on the 6th floor, given that there's still 2 levels?
- 2 Why so wedded to 47 units?
- 3 Same question, why the need to eliminate the planted roof?
- 4 How many parking spaces provided at the eight story building further up Mass Ave?
- 5 You narrow the sidewalk? How does that work if you add a bike rental station, as I believe was stated?
- 6 Is it the case that there is only one elevator?
- 7 Could you please explain in detail how it is or isn't "financially viable"?
- 8 The tree plantings on the 6th floor could still be there without the ability for people to go out on the deck; it would soften the look of the building toward the neighboring homes.
- 9 Can you go back to the rendering that shows the 8/6 version next to Russell. Since Russell is 57 feet and your proposal is 92 feet can you explain how that rendering is possibly accurate? It doesn't look like it is.
- 10 Losing 2 units means you can no longer afford railings? Yikes
- 11 Could you go back to the Russell rear renderings and state the measurements in height and width past back rear corner of Russell. (As you did recently).
- 12 Please put the link for the BZA mtg in the chat!
- 13 How many hours of sun are we loosing at Russell since we are only going to get Six or seven. How are you counting the hours and will building effect sun to residents windows

- 14 Please review your transportation-demand program and how it would be enforced.
- 15 Didn't you originally start with a seven story building?
- 16 Could you show the unit comparison again? And verbally spell out how many family units would be lost?
- 17 What is the minimum % of family units and where is that specified?
- 18 I think there are 32-35 parking spaces at that building on Mass Ave. But I can get a count later tonight.
- 19 So no bike rental (share) adjacent to building?
- 20 Does each apartment have a washer and dryer?
- 21 What about when the elevator breaks or needs maintenance?
- 22 By "wedded," I mean why not reduce units from your desired total somewhat more?
- 23 So how about some specific numbers when discussing alleged "viability"??
- 24 Not that rendering. The one on Mass Ave
- 25 Thank you Jennifer!
- 26 Question perhaps for Jason F. - As you looked at both the 9 story and 8 story versions, was there any thought to overall dimensionality, things like height to width ratios, using the golden section, etc. ? I ask because to my eye, the 9 story version just looks better. Might be heresy here, but I think a 10 story version might look better still? Then the block on the back side (which I gather is problematic for some Walden st. folks) could be smaller, and perhaps roof top usage above could return.

- 27 But it's 57 feet vs. 92 feet
- 28 Yes!
- 29 I will send you the documentation on it
- 30 The rooftop will not be accessible by the residents, correct? Will there be greenspace though?
- 31 Will the project design require support of excavation sheathing or impact-driven bearing piles?
- 32 FYI I think Russell is 62 feet. I measured and counted bricks the other day—I was curious, this is an elusive number that gets thrown around.
- 33 Just want to say thank you for all the hard work you're doing to build this beautiful, affordable housing in our neighborhood!
- 34 The idea that tenants will not have cars, will not need cars for their work, will prefer the Red Line and MBTA buses or will be enthusiastic bicyclists, seems like wishful thinking. I wonder.

- 35 What happens when the one elevator needs maintenance or repair?
- 36 It feels like the space allotted for 51 bikes and a big retail area is excessive, given that there are Blue Bikes available across the street and the neighborhood has no real need for extra retail space (There are already so many empty storefronts). Could you potentially reallocate some of that space to a few parking spots with stackers and a ground-floor apartment?

- 37 Height of Russell Apts is 58 ft according to Property Condition Report from CHA
- 38 how about zip cars?
- 39 do you know how rare it is in Cambridge to get 6-7 hrs. of sun?
- 40 There are many of us in the neighborhood who support this project. I have a petition with 150 supporters. What can we do to help you make this happen?
- 41 What is the plan for the retail? How will you prevent an empty storefront? Is Darul Kabab returning?
- 42 The Russell shadow question asked how many hours/day are they loosing? How many hours do they get now?
- 43 What can you do to soften the Russell side of the project

Actual Duration (mi # Question

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- 44 Why isn't more than 70 percent of units for Cambridge residents
Will all of the lowest income apartments come from the CHA WAITING LIST. How many are on that list waiting
Does the city or CHA have a department waiting list for more moderately affordable housing with 60 percent requirement.
- 45 So that answer was helpful. Is there a 40B requirement to provide a Pro Forma publicly, to BZA or otherwise?
- 46 I just wanted to add in response to Bernice Bush's question about the elevator that I lived in a large 6-story (plus habitable basement) building on the Upper West Side of Manhattan for several years--about 1/3 of the residents were retired--with one elevator that held 3 people. No one complained. I never waited for more than a minute. This was the norm for the neighborhood.
- 47 That distracting flock of artfully placed computer birds are always getting in the way!
- 48 What is the exterior material?
- 49 Russell is just under 58 ft
Why haven't you all provided the Russell side renderings to the same standard Jason explained was used for the other views.
- 50 I live in a building where one elevator is sometimes out. At one time, flooding ruined machinery ill-placers in basement and they were both out for a time.
- 51 No one complained... In New York?? Oy!!
- 52 The intersection at Walden Street and Mass Ave is irregular. For traffic turning right from Walden to Mass Ave the angle is less than 90 degrees. Longer wheelbase vehicles routinely clip that corner and overrun the sidewalk. Would you consider camfering just the first floor of your building at the corner of Walden and Mass Ave so that the corner could be rounded by the City as part of the widening of Walden Street? As I recall, the impacted space would be retail, not family residential.
- 53 Zipcar is across the street at gas station
- 54 You can offer zip car membership, and contribute toward it.
- 55 I am really excited about this project, and I hope the 9/6 proposal is passed. In terms of construction materials and appearance--was there ever an effort to match the Henderson Carriage building across the street?
- 56 Is there a time limit on individual testimony at the BZA meeting?
- 57 Overall the Cambridge Residents Alliance supports this project, because it is 100% affordable with a large % of family units.
- 58 I don't get "excited" about much of this kind of stuff these days. Cambridge is way over-developed as it is, IMO. But, go for it, all you "urban growth coalition" nuts, if you must!
- 59 Where you are showing shadows cast from the buildings behind Russell apartments, those are actually trees; the houses are not tall enough to cast shadows all the way to Russell apartments. (I live on Creighton behind Russell).
- 60 Summer sunset is about 9pm. Therefore people would lose from 3pm-9pm, or about 6 hours. Equinox sunset is about 7pm, so they lose about 4 hours of light.
- 61 Will time allowed to politicians to bloviate be limited at the BZA?
- 62 How will package delivery work? Where will trucks stop?
- 63 Do DHCD conduct public hearings or proceedings?
- 64 I hope that the 9 floor proposal is the one that gets built. The scale and massing of the two iterations are very similar, so I think lowering the height of the building and sacrificing a few units is not a good trade off. Every unit that is made available enables a family to live affordably in Cambridge with easy access to public transportation, shopping and other amenities, including places of worship
- 65 I agree with Sarah - I also think providing the terrace space for the residents would be very valuable.
- 66 How does the per unit cost compare to Frost Terrace? Is Frost Terrace Passive House certified?
- 67 I agree with Sarah, and hope that that the 9 floor proposal is built. Let's house people.
- 68 Will trash pick up by the City or private contractor? Where will they pick up trash/recycle?
- 69 Where is the trash/recycling storage and pickup on this site? How is it being handled by residents.
- 70 Other than inflation, could you explain the difference in cost per unit with 2072?
- 71 Where is the tree you talked about saving?
- 72 Agree with Sarah, Grace and TS--the revision/compromise proposal doesn't involve changes equal in weight to the housing of a family, and it makes the building less amenable with the loss of rooftop terrace.
- 73 Can you describe the bicycle parking access, in particular how would it work for a getting a cargo bike loaded with children in and out?
- 74 Thanks for largely informative responses. I feel the "financials" warrant better understanding and more careful scrutiny, especially as this is a for-profit project, with entirely public funding.
- 75 Good to hear about the ramp! Thank you for considering that.
- 76 who will be the first person to ride the bike down?
- 77 thank you!
- 78 Have a pleasant evening. Public provision of housing should be simpler and easier, and more "affordable."