

2072 Massachusetts Avenue, Cambridge

FEBRUARY 5, 2026 | GRAPHICS VOLUME



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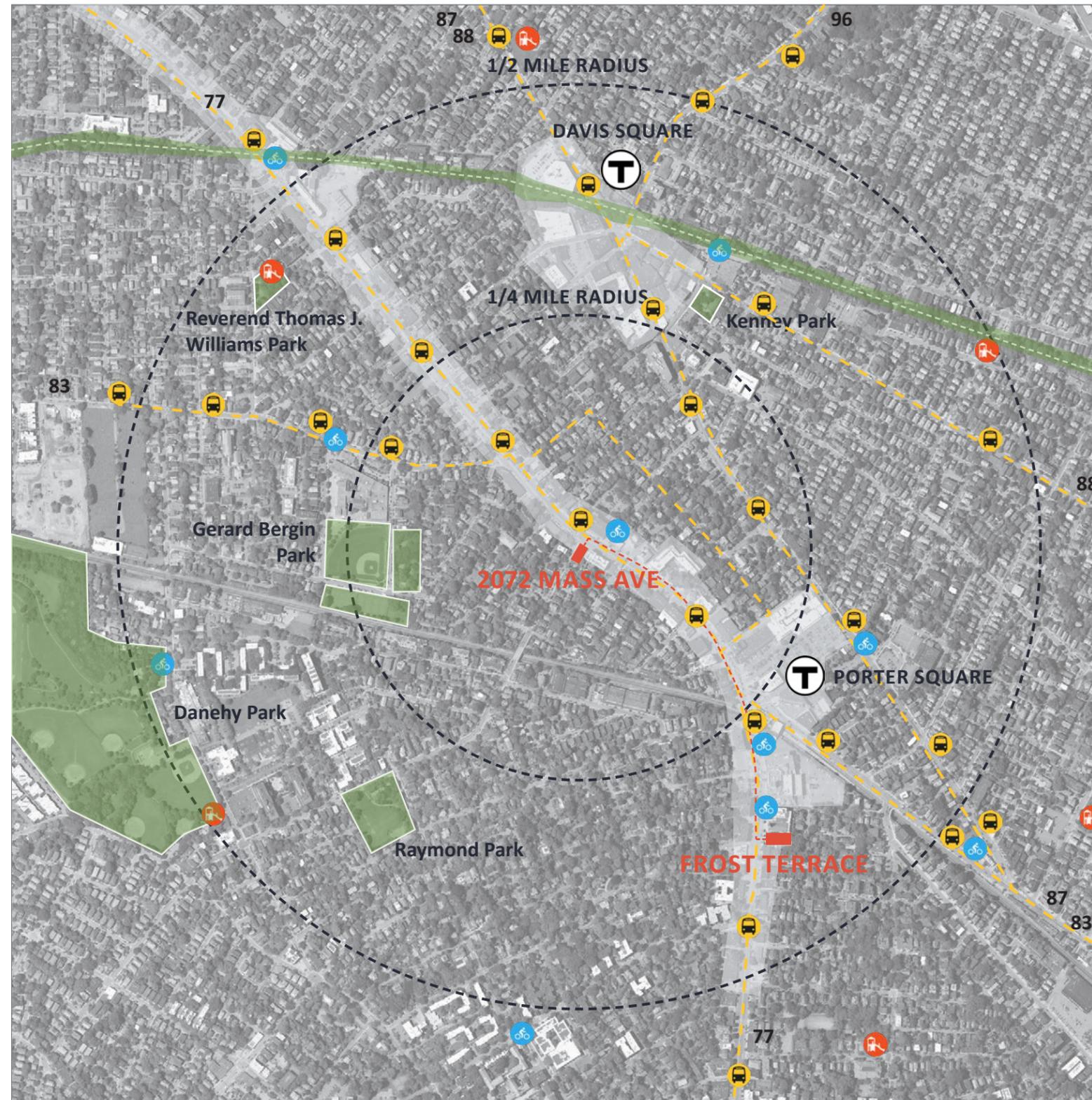
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context map

section 11.207.8(d)(i)



- Business Zoning
- MBTA Bus Route
- MBTA Bus Stop
- Blue Bike Station
- Playground

existing context

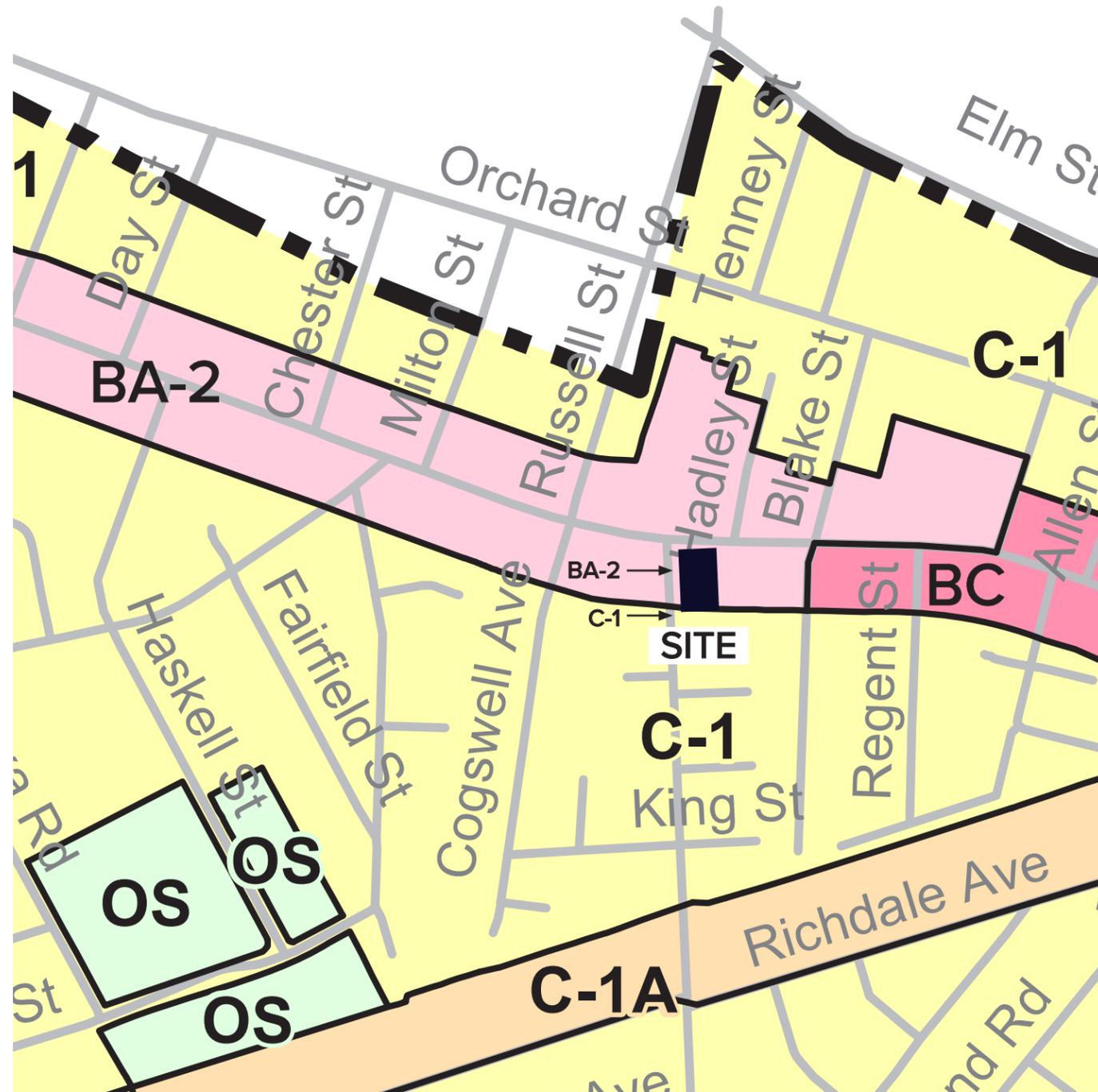
view looking south



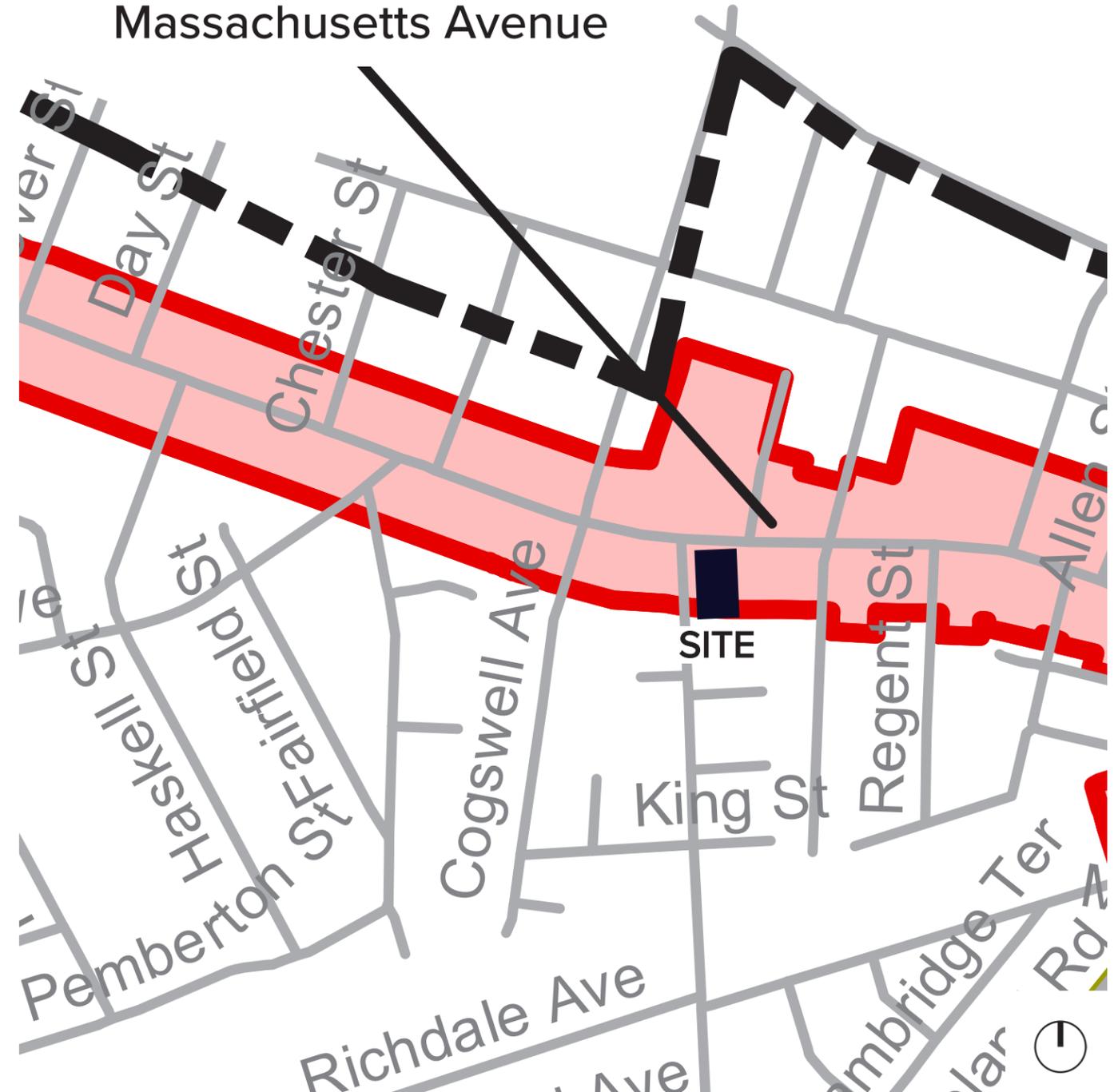
context analysis

zoning district map

ZONING BASE DISTRICTS



ZONING OVERLAY DISTRICTS

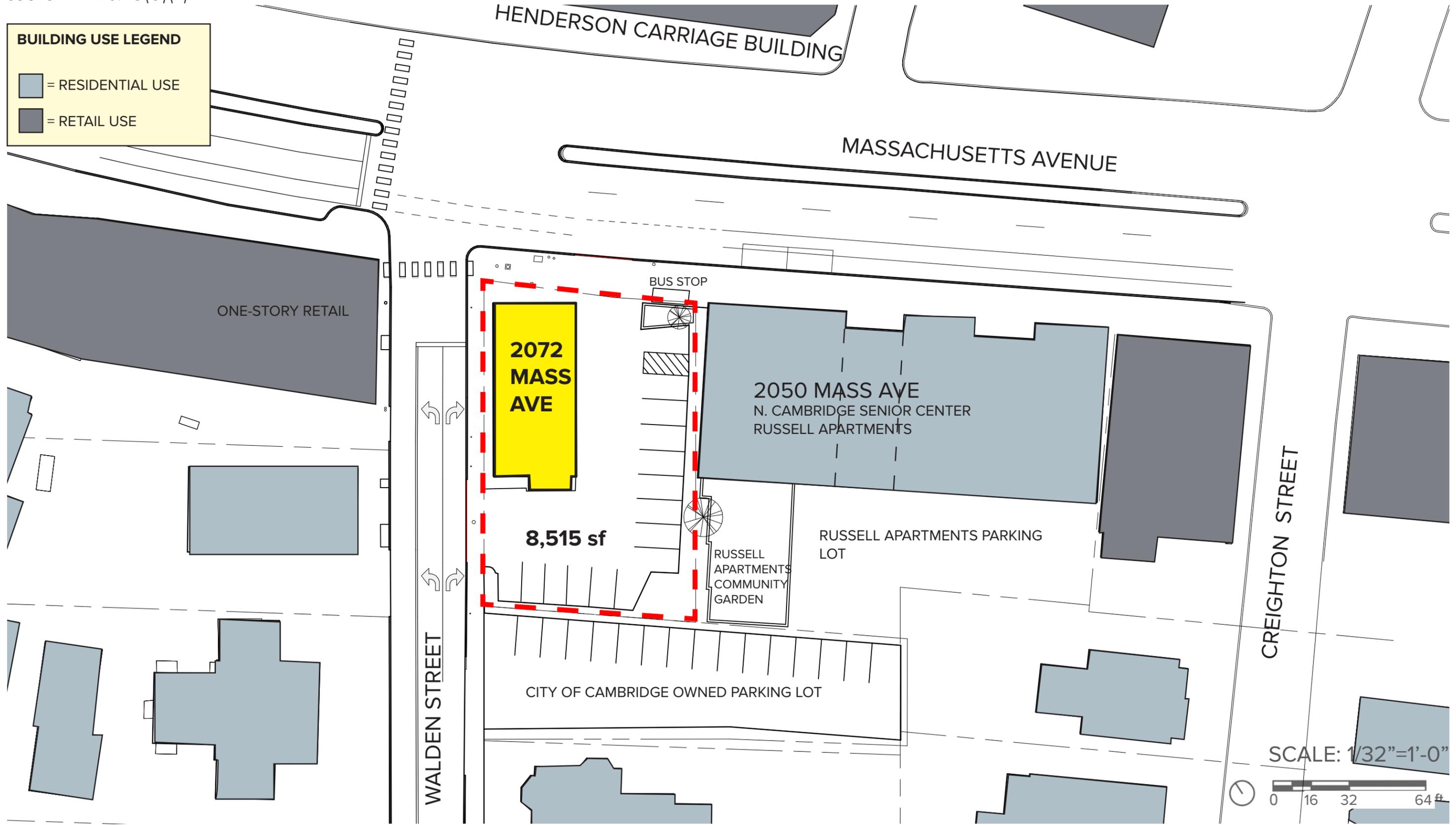


context analysis

section 11.207.8(d)(ii)

BUILDING USE LEGEND

-  = RESIDENTIAL USE
-  = RETAIL USE



context analysis photos

section 11.207.8(d)(ii)



BUS STOP ON MASS AVE + EGRESS FROM 2050 MASS AVE



SIX-STORY BLANK BRICK WALL FACING NORTH CAMBRIDGE



HENDERSON CARRIAGE BUILDING



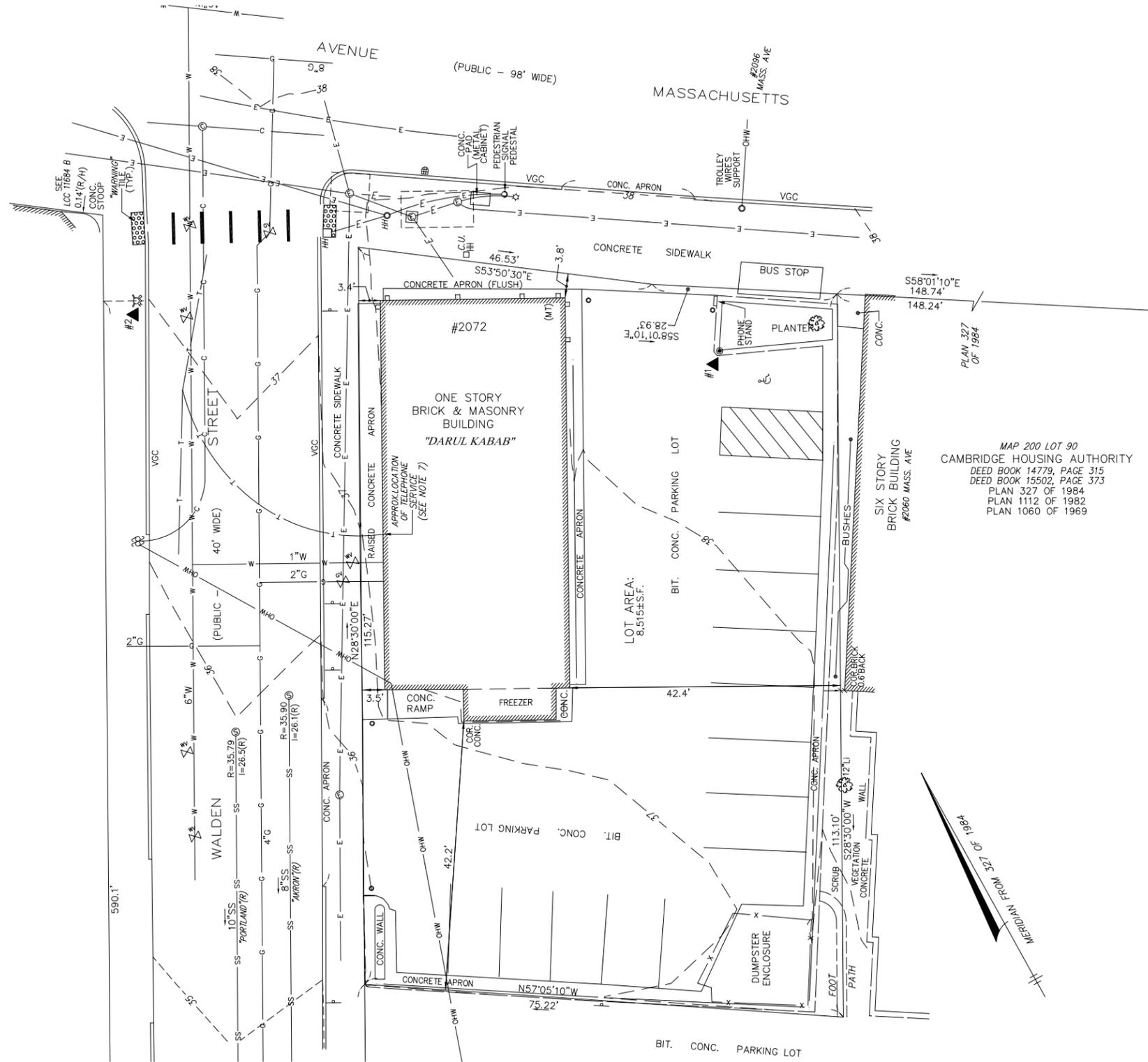
CITY OWNED PARKING LOT ADJACENT TO SOUTH LOT LINE



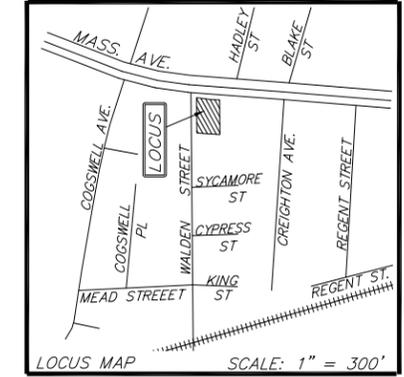
RUSSELL APARTMENT COMMUNITY GARDEN AND PARKING LOT

existing conditions site plan

section 11.207.8(d)(iii) [tree survey and protection plan in appendix]



ELEVATION BENCH MARKS		
DATUM: CAMBRIDGE CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	FIRE HYDRANT; BOLT OVER MAIN OUTLET	38.98
2.	TOP CONC. WALL; TOP DRILL HOLE (SET)	38.95
3.	HYDRANT; CHISELED "X" IN BONNET BOLT	41.28



ASSESSORS: MAP 200, LOT 22
REFERENCES: DEED BOOK 70018, PAGE 247
 PLAN 1060 OF 1969
 PLAN 1112 OF 1982
 PLAN 327 OF 1984
 LCC 11684 B
RECORD OWNER: 2072 MASS AVE LLC

NOTES:
 1) ELEVATIONS SHOWN HEREON REFER TO CAMBRIDGE CITY BASE.
 2) PROJECT SOURCE BENCHMARK IS A CHISELED "X" IN HYDRANT BONNET BOLT SHOWN HEREON AS BENCHMARK #3 AS SHOWN ON SKETCH PROVIDED BY CAMBRIDGE DEPARTMENT OF PUBLIC WORKS.
 3) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CAMBRIDGE D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
 4) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BRICK UNLESS OTHERWISE NOTED.
 5) SOME SNOW AND ICE WAS ON THE PREMISES AT THE TIME OF THE SURVEY; SOME SITE DETAIL MAY HAVE BEEN OBSCURED.

MAP 200 LOT 90
 CAMBRIDGE HOUSING AUTHORITY
 DEED BOOK 14779, PAGE 315
 DEED BOOK 15502, PAGE 373
 PLAN 327 OF 1984
 PLAN 1112 OF 1982
 PLAN 1060 OF 1969

LEGEND

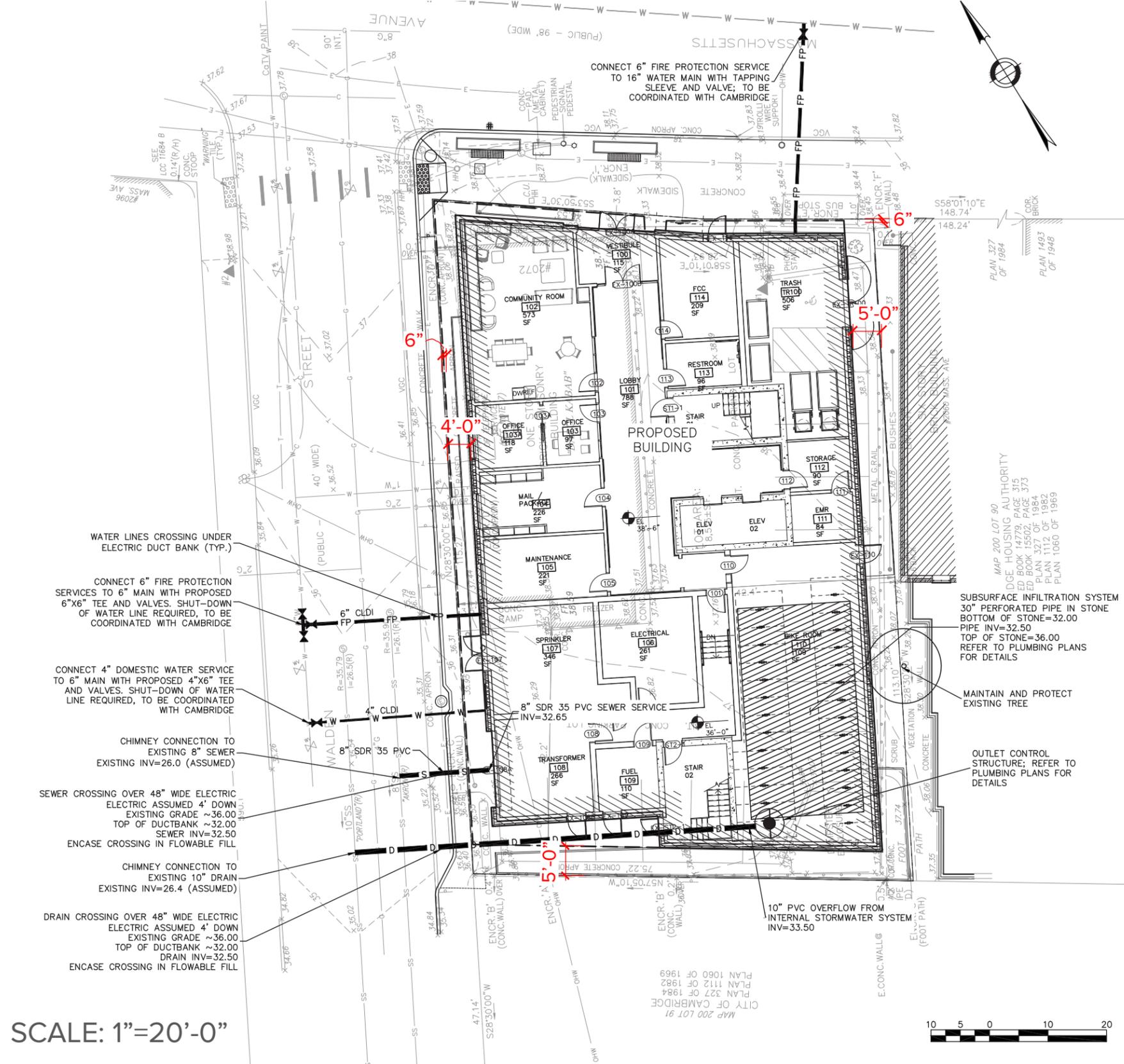
— 234 —	SURFACE CONTOUR	832.6	SPOT ELEVATION
— — — —	METAL GUARDRAIL	*	LIGHT POLE
— — — —	EDGE OF PAVEMENT	205.24	MONITORING WELL WITH TOP METAL CASING EL.
x x x x	CHAIN LINK FENCE	12"Li	D GRATE CATCHBASIN
— — — —	WOOD FENCE	12"Li	PROMINENT DECIDUOUS TREE
— 26.75 —	CURB WITH TOP AND BOTTOM CURB ELEVATION	12"Li	BOLLARD
— 26.25 —	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	12"Li	SIGN
— 12"RCP —	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	⊕	MANHOLE (UNKNOWN UTILITY)
— W 6"CI —	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
— G 10"DI —	GAS MAIN WITH SIZE & GATE VALVE	CI	CAST IRON
— OHW —	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	CMP	CORRUGATED METAL PIPE
— E —	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	ASB.	ASBESTOS PIPE
— C —	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	VC	VITRIFIED CLAY
— T —	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	PVC	POLYVINYL CHLORIDE
— 28.8 —	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	(R)	RECORD
— 23.2 —		(C)	CALCULATED
		(R/H)	RECORD AND HELD
		(M)	FIELD MEASURED
		DH	DRILL HOLE
		I.PIPE	IRON PIPE
		I.ROD	IRON ROD
		VGC	VERTICAL GRANITE CURB
		38.77	ENTRANCE ELEV.
		Ff(MT) x	(METAL THRESHOLD)

SCALE: 1"=20'-0"



proposed conditions site plan

section 11.207.8(d)(iv) [tree survey and protection plan in appendix]



first floor plan

section 11.207.8(d)(vi)

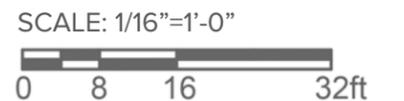
Massachusetts Avenue

Walden St



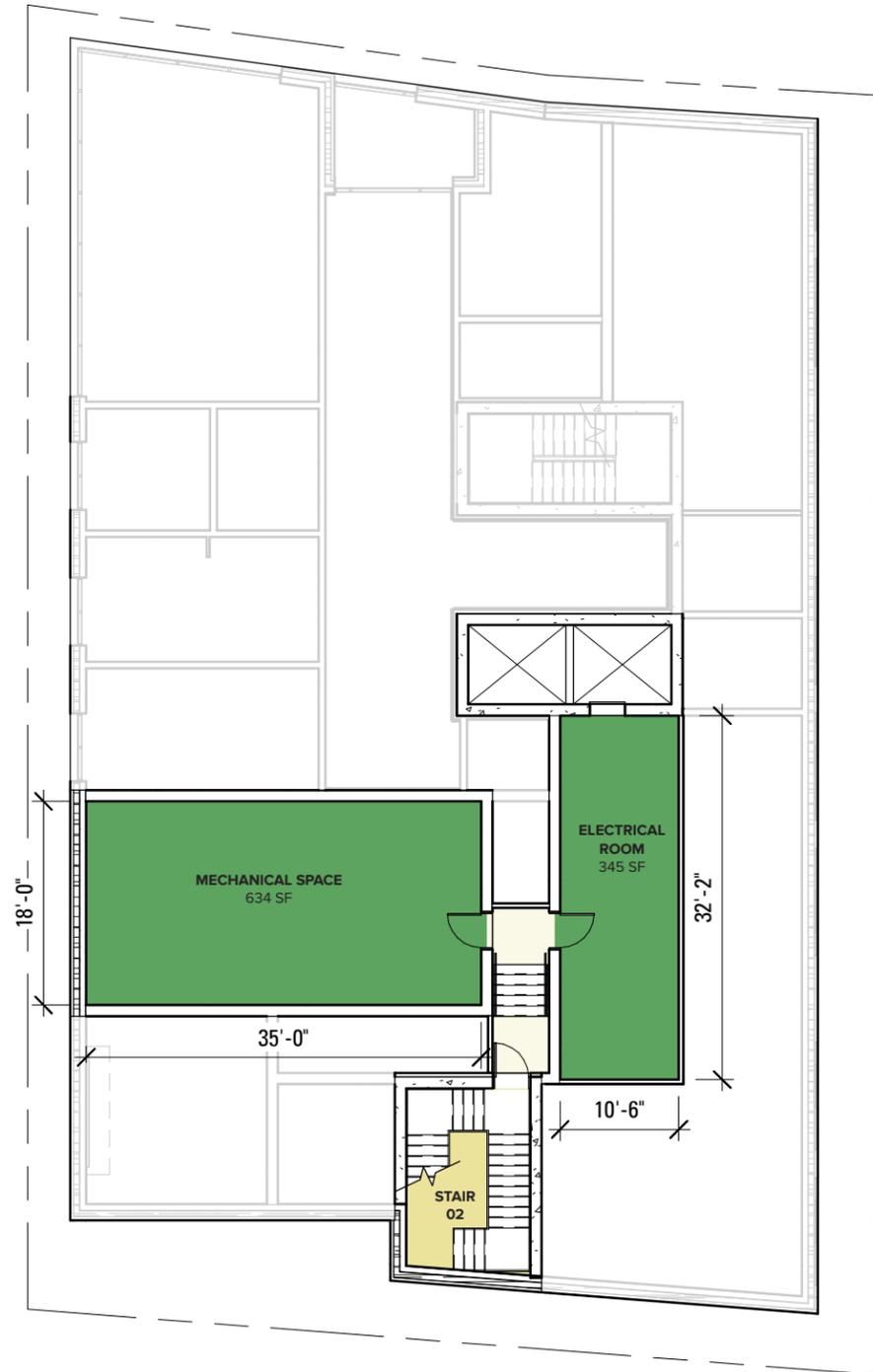
- BIKE ROOM
- COMMUNITY RM
- CORRIDOR
- ELECTRICAL
- EMR
- FCC
- FUEL
- LOBBY
- MAIL / PACKAGE
- MAINT/STORAGE
- MAINTENANCE
- OFFICE
- SPRINKLER
- STAIR 01
- STAIR 02
- TRANSFORMER
- TRASH RM
- VESTIBULE
- WC

GROUND FLOOR PLAN
 dimensions of overall building,
 separations between openings,
 and curb cuts

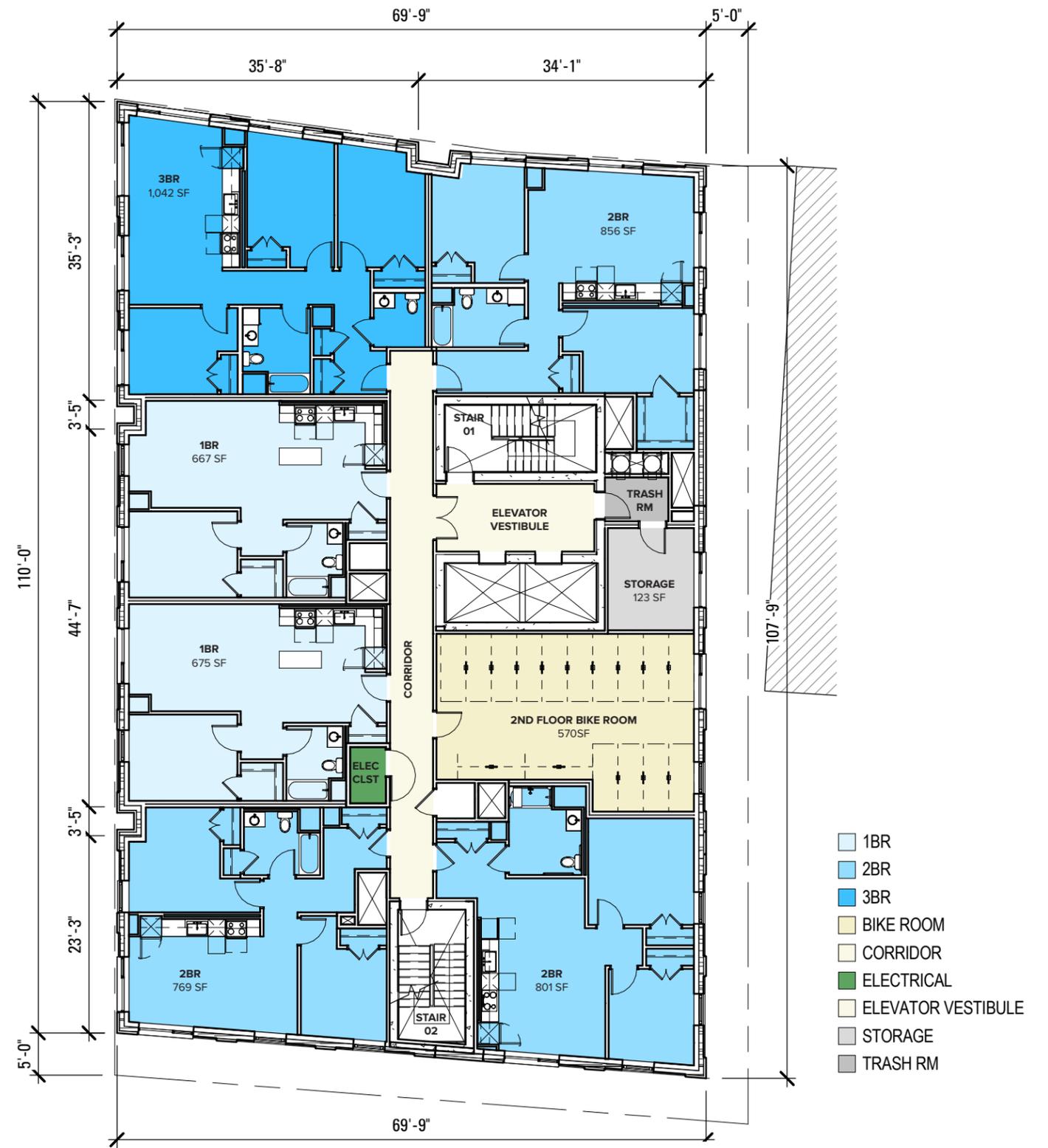


mezzanine + second floor plan

section 11.207.8(d)(vi)



- CORRIDOR
- ELECTRICAL



- 1BR
- 2BR
- 3BR
- BIKE ROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR VESTIBULE
- STORAGE
- TRASH RM

SECOND FLOOR PLAN

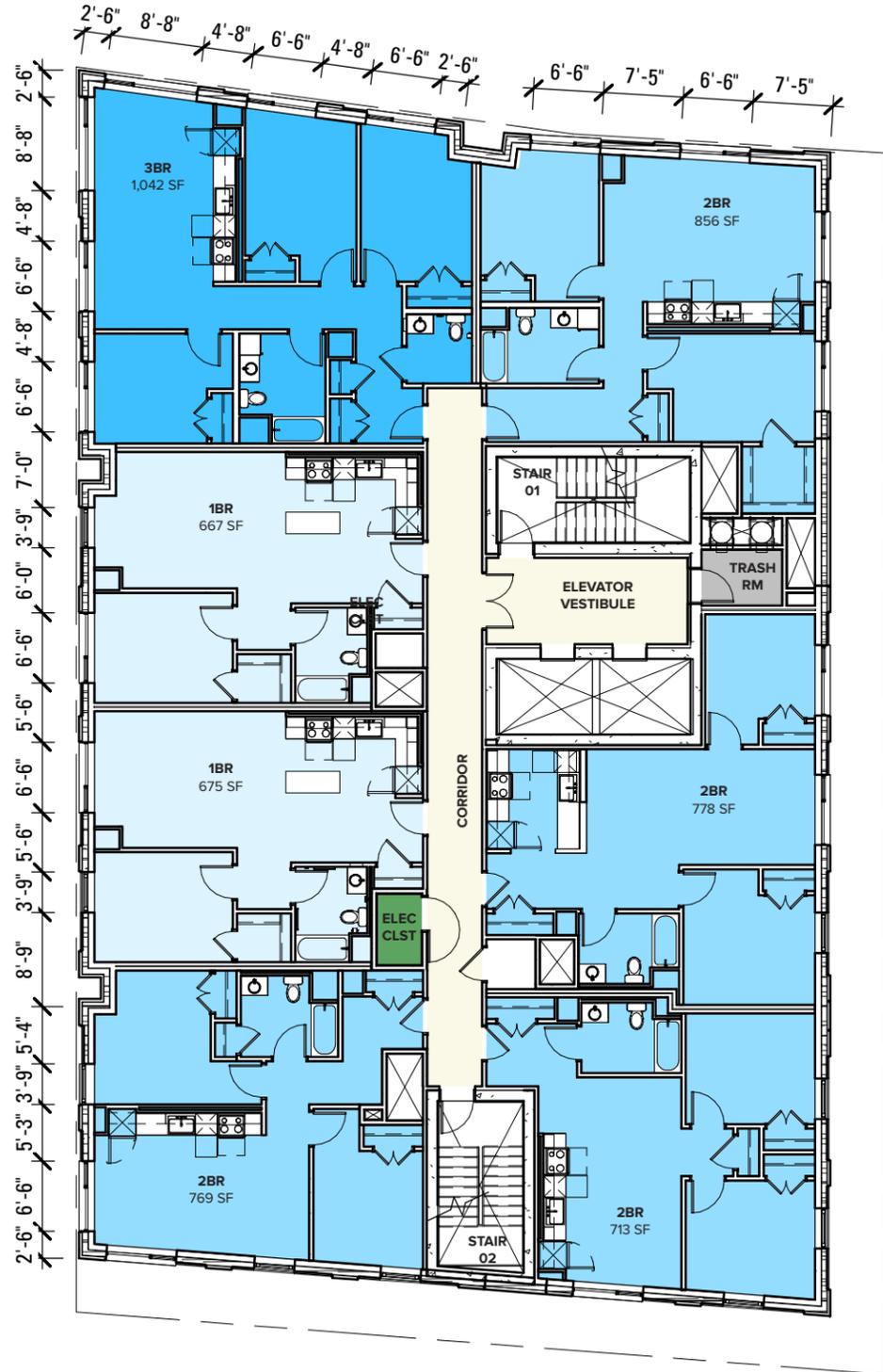
typical overall dimensions and breaks in facade

SCALE: 1/16"=1'-0"

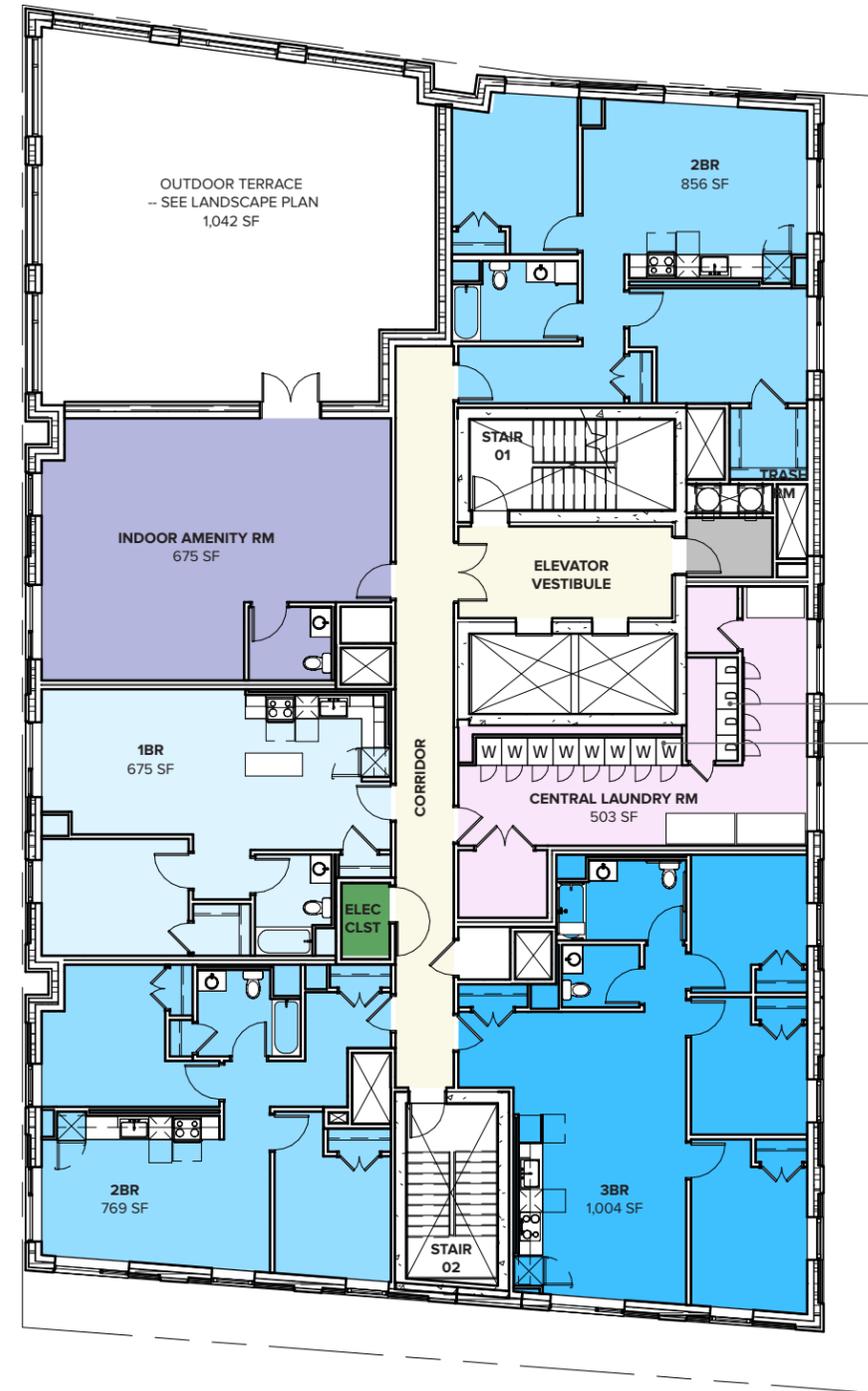


typical (3-11) & twelfth floor plan

section 11.207.8(d)(vi)

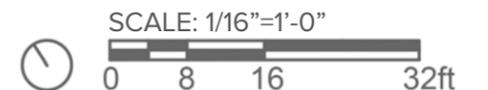


TYPICAL FLOOR (3-11) PLAN
dimensions of fenestration on facades facing public streets



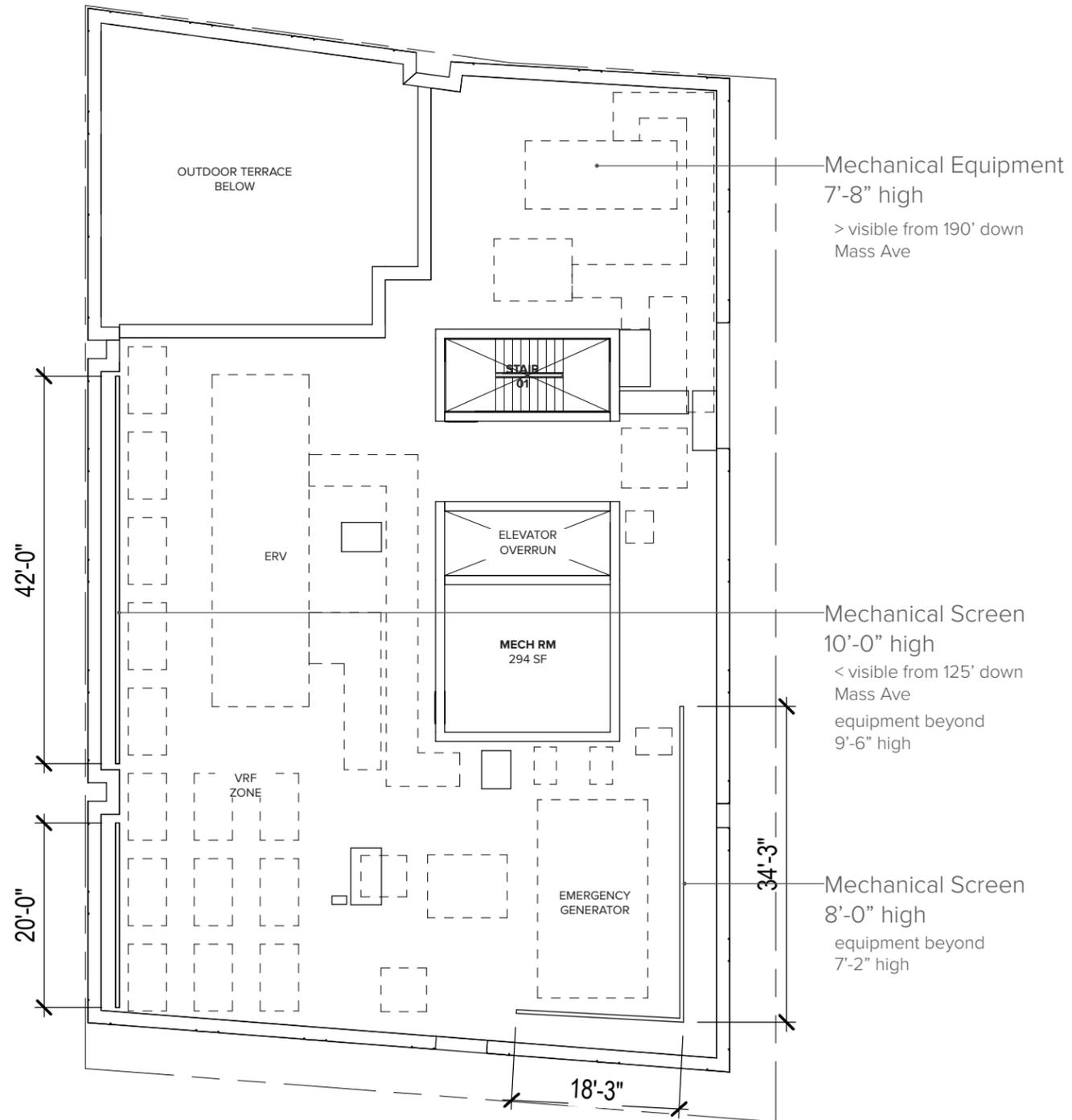
Stacked Dryers (8)
Washers (8)
1 per 10 units

TWELFTH FLOOR PLAN
* typ. dimensions on second floor plan



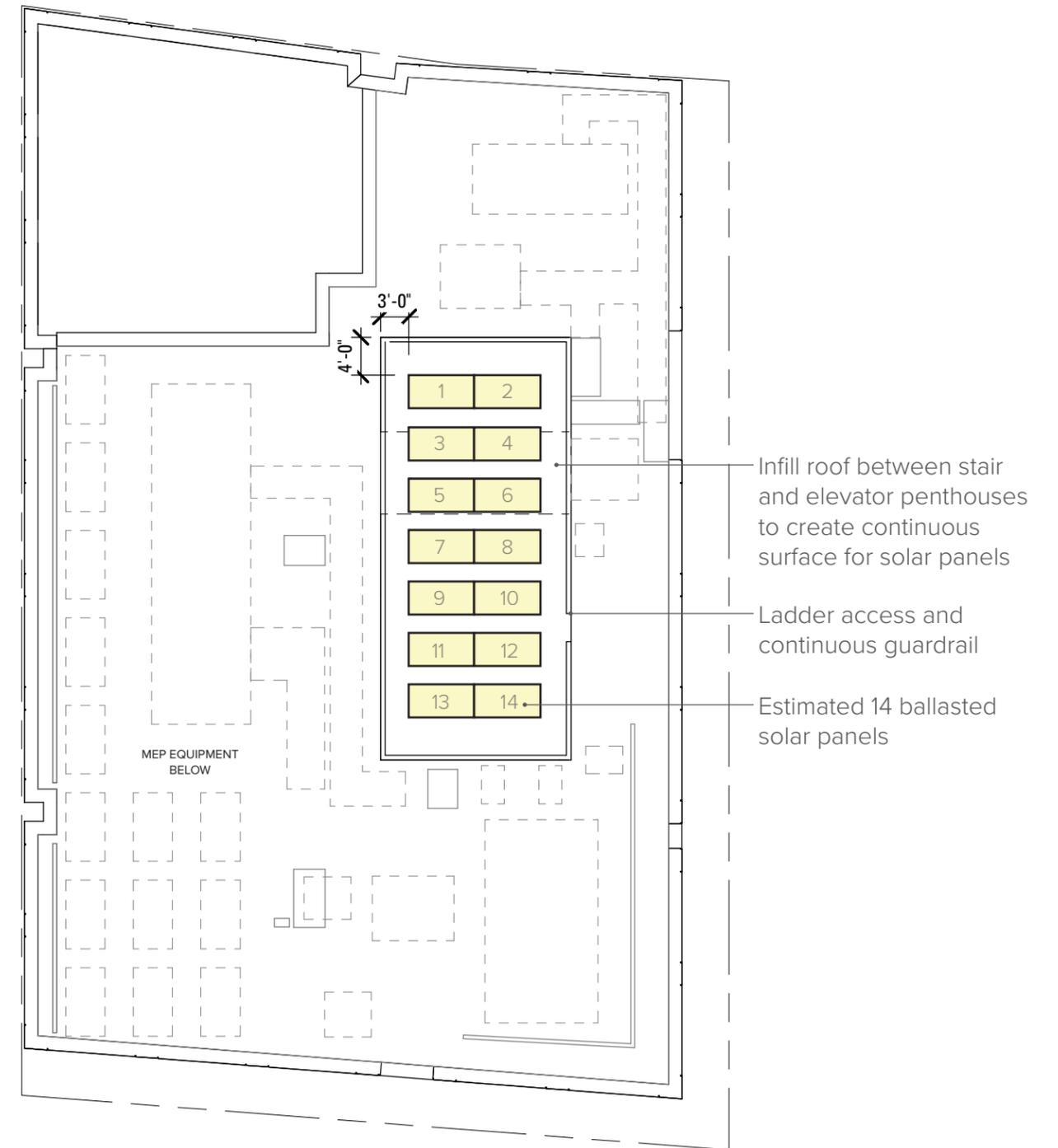
roof plan & solar array

section 11.207.8(d)(vi)



ROOF PLAN

* typ. dimensions on second floor plan



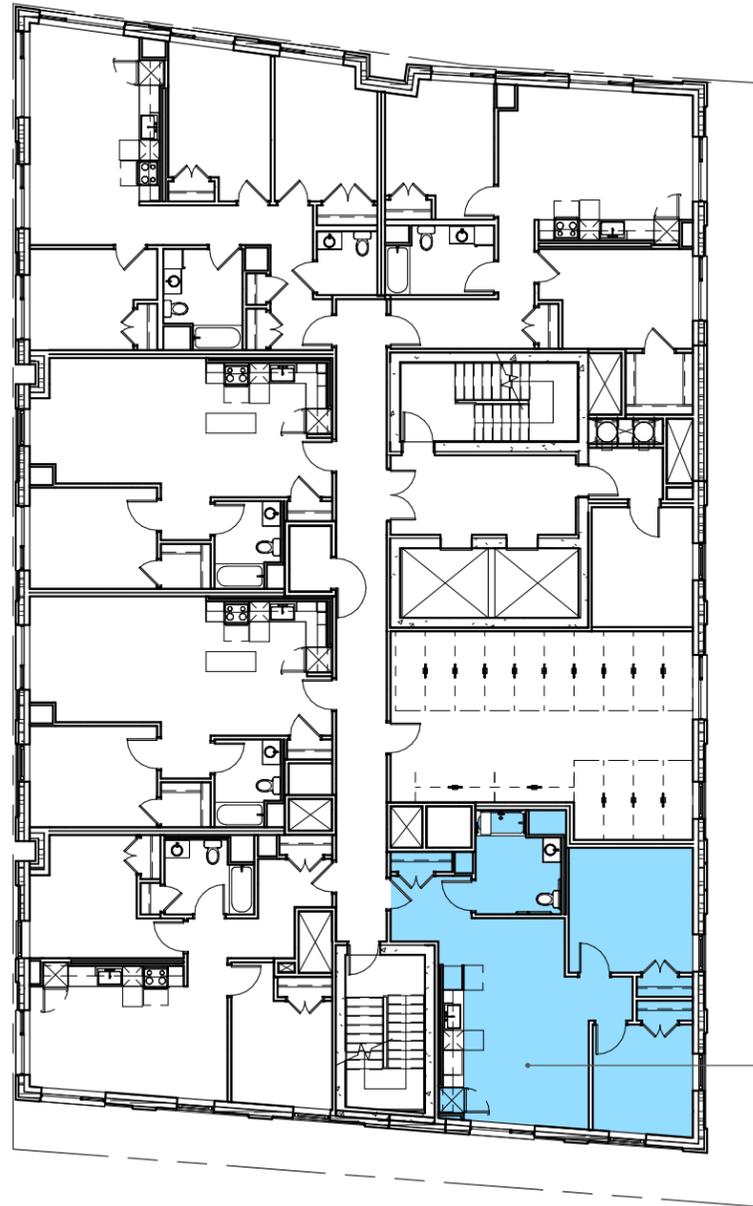
ROOF PLAN - SOLAR

* typ. dimensions on second floor plan



accessible unit locations

section 11.207.8(d)(vi)



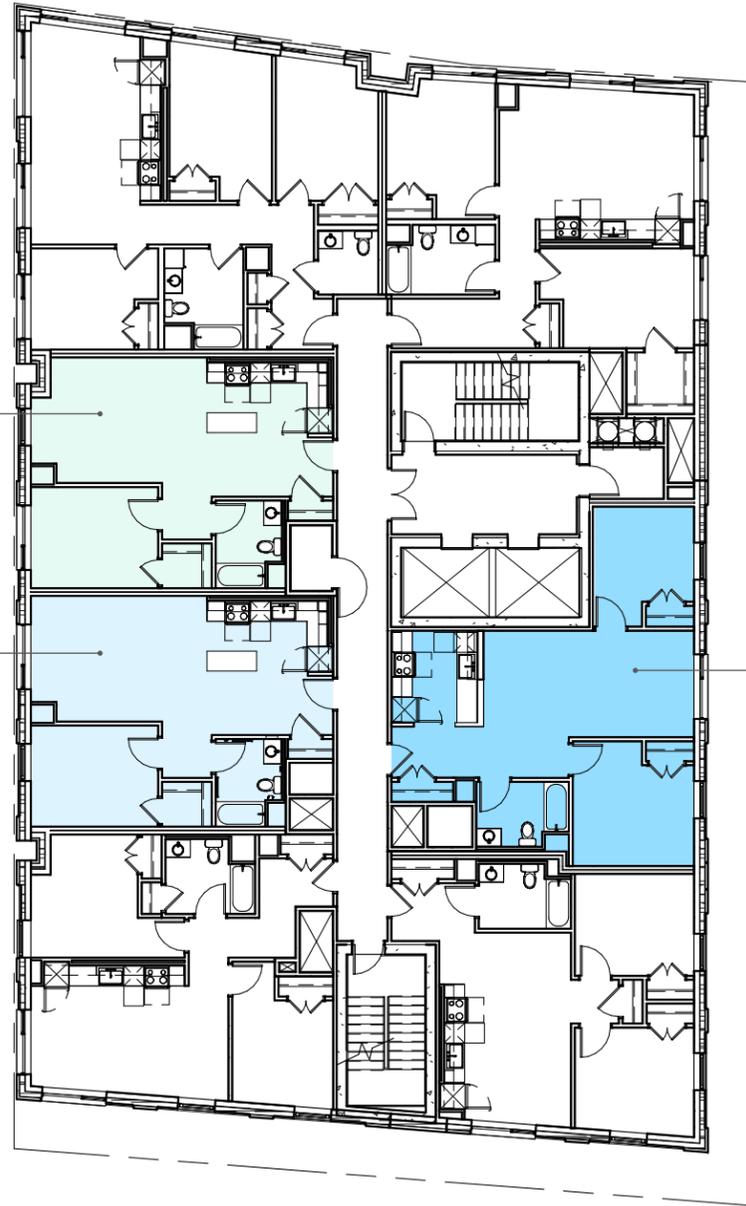
Group 2A
2 bedroom

SECOND FLOOR PLAN

Group 2A Unit - 2 bedroom

Accessible units comply with MAAB, ADA, FHA, and UFAS (most stringent requirement overrules).
The list below outlines features of an accessible unit, but is not an extensive list of all requirements.

- Wheel chair turning space in kitchens, bathrooms, and living spaces
- Knee clearances at sinks
- Accessible furnishings mounted within code required reach ranges
- Grab bars in bathrooms
- Accessible hardware for faucets and showers
- Accessible kitchen equipment (cooktop, oven, refrigerator)



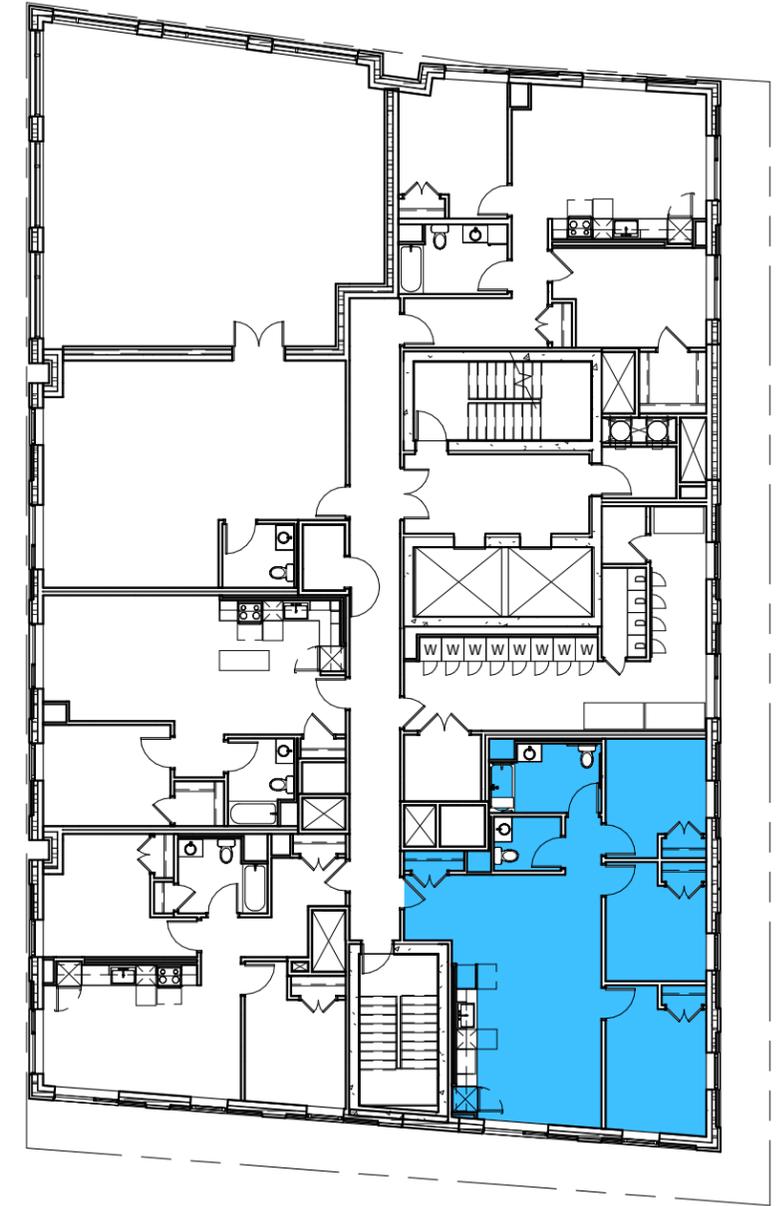
CBH Unit
1 bedroom
Floors 6-8

Group 2A
1 bedroom
Floor 6 only

Group 2A
2 bedroom
Floor 8 only

SIXTH - EIGHTH FLOOR PLAN

Group 2A Unit - 1 bedroom - Floor 6 only
Group 2A Unit - 2 bedroom - Floor 8 only
CBH Units - 1 bedroom - Floors 6-8

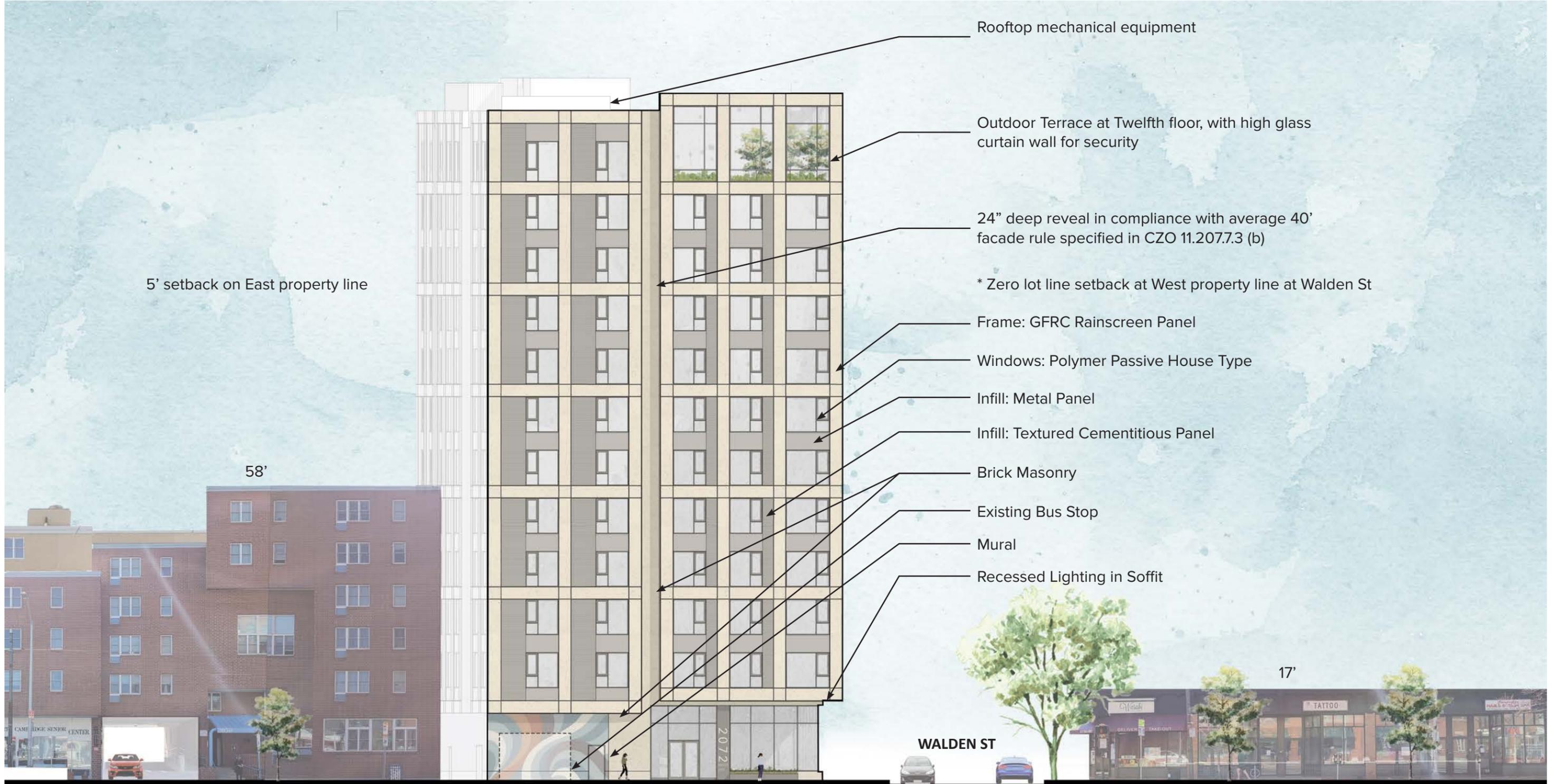


TWELFTH FLOOR PLAN

Group 2A Unit - 3 bedroom

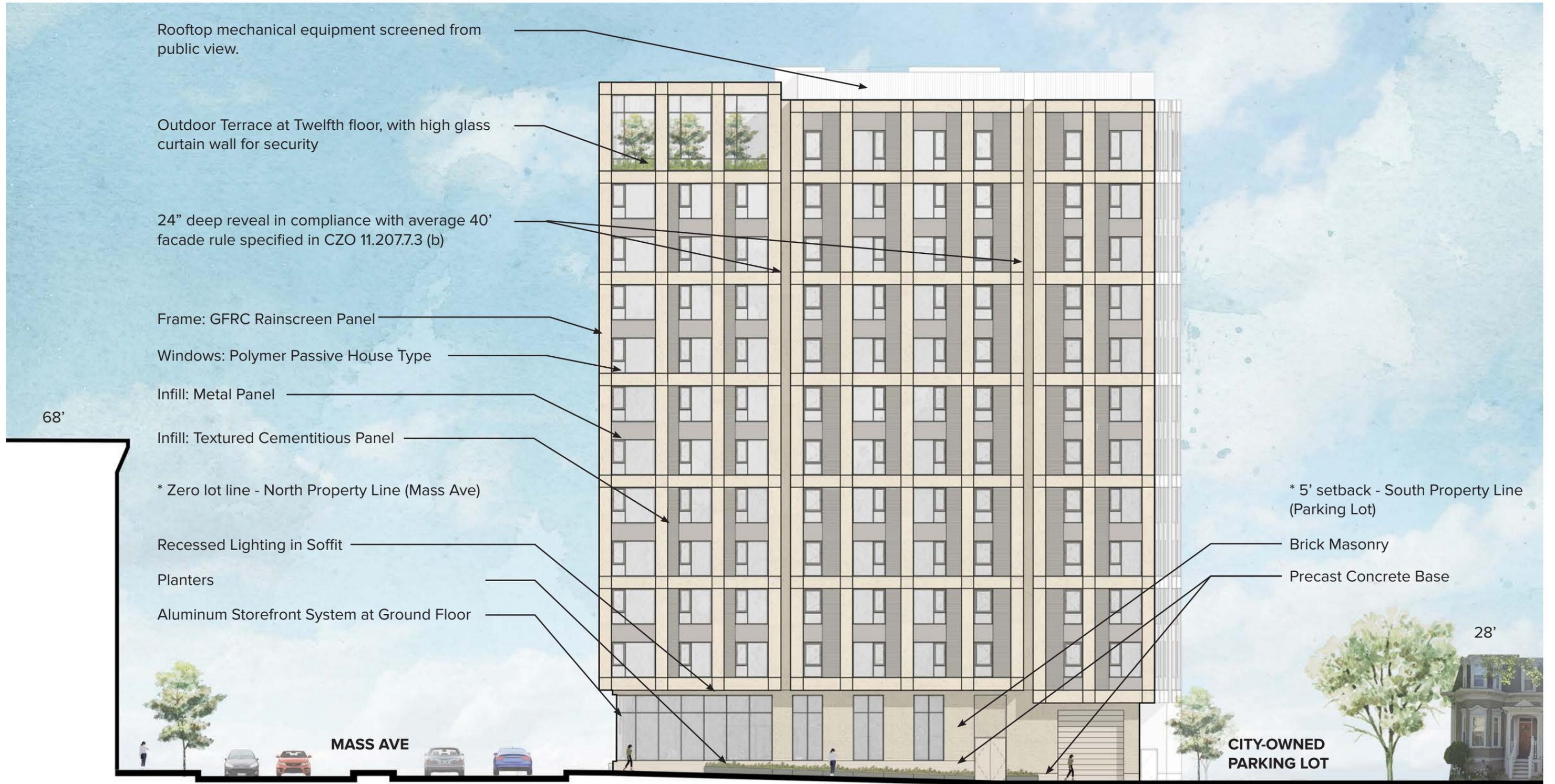


north elevation
 section 11.207.8(d)(vii)



west elevation

section 11.207.8(d)(vii)



south elevation
section 11.207.8(d)(vii)



** SEE MATERIAL AND SETBACK NOTES ON OTHER ELEVATIONS, TYPICAL.



east elevation

section 11.207.8(d)(vii)



** SEE MATERIAL AND SETBACK NOTES ON OTHER ELEVATIONS, TYPICAL.

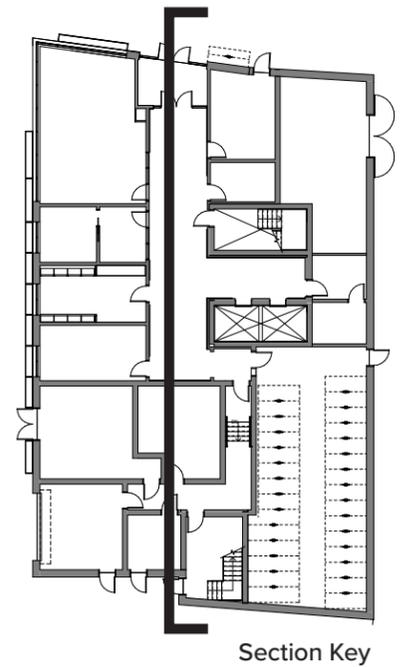


N-S cross-section

section 11.207.8(d)(vii)



- LOBBY
- ELECTRICAL
- CORRIDOR
- FUEL
- 1BR
- 2BR

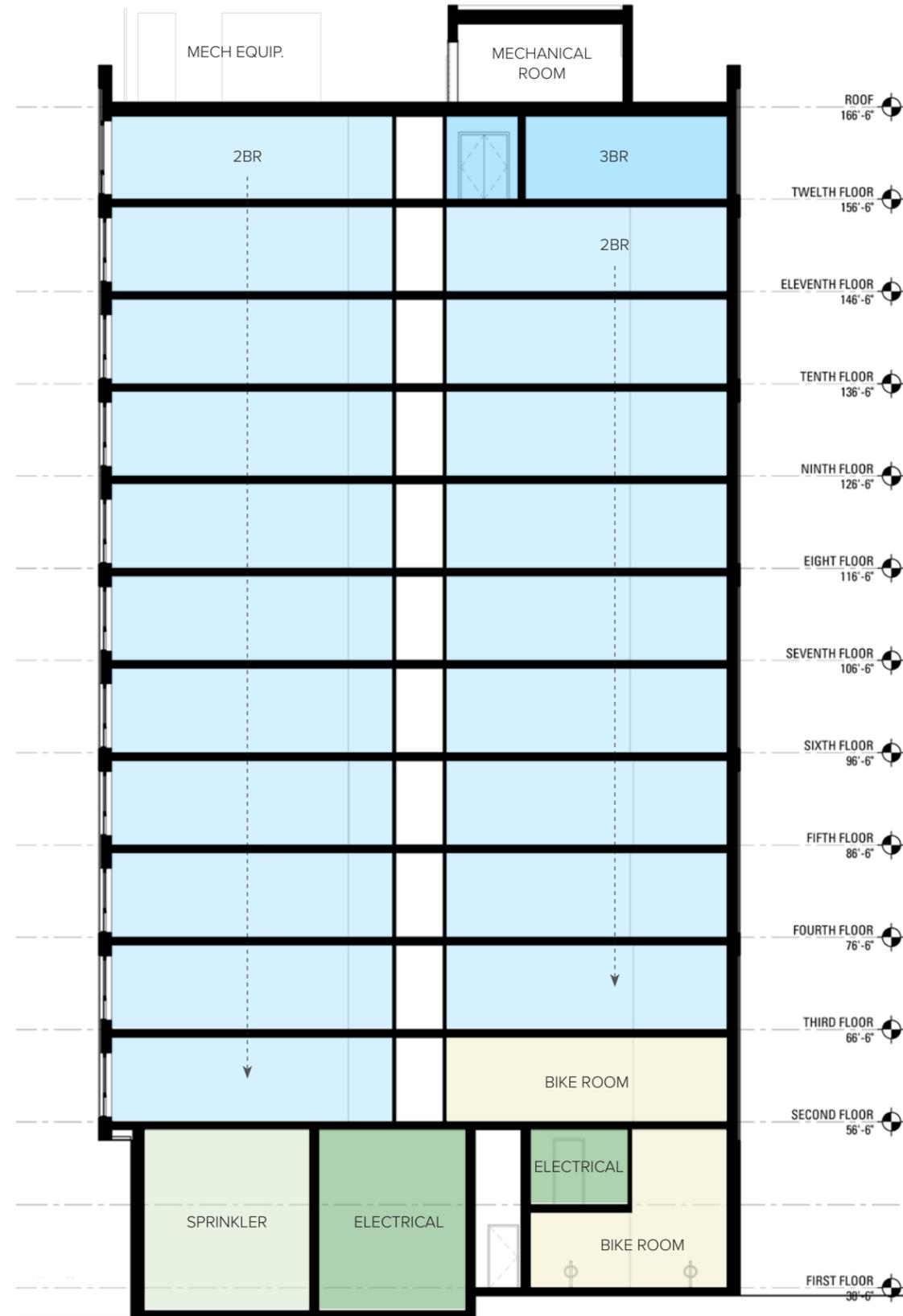


SCALE: 1/16"=1'-0"

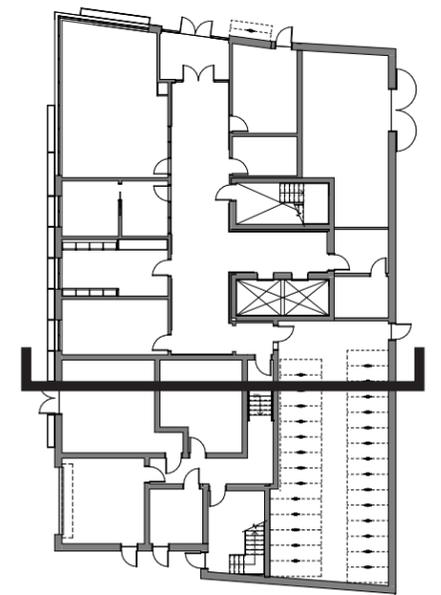
0 8 16 32ft

E-W cross-section

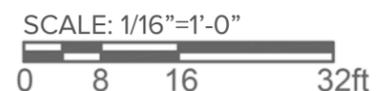
section 11.207.8(d)(vii)



- BIKE ROOM
- ELECTRICAL
- SPRINKLER
- 2BR
- 3BR



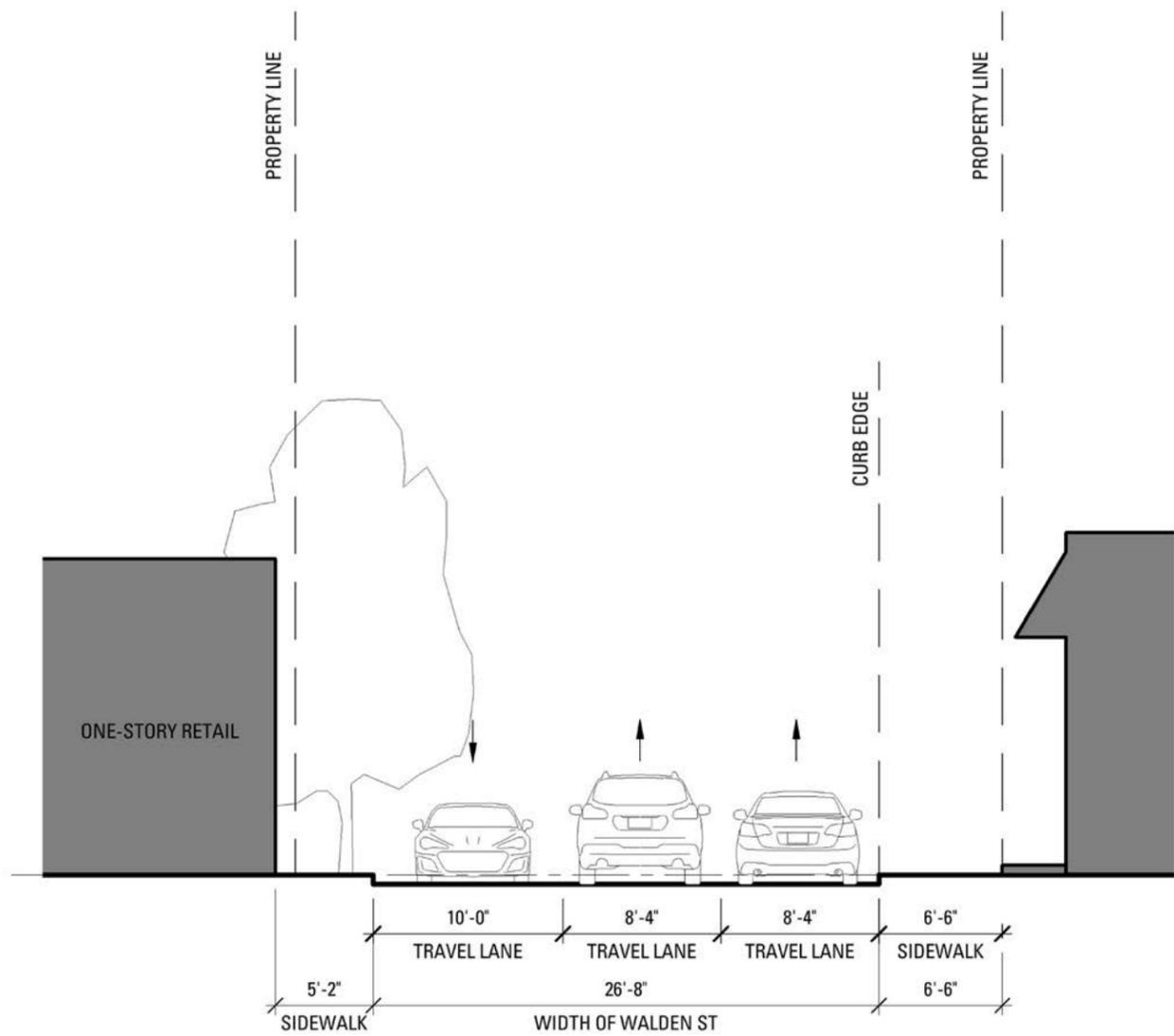
Section Key



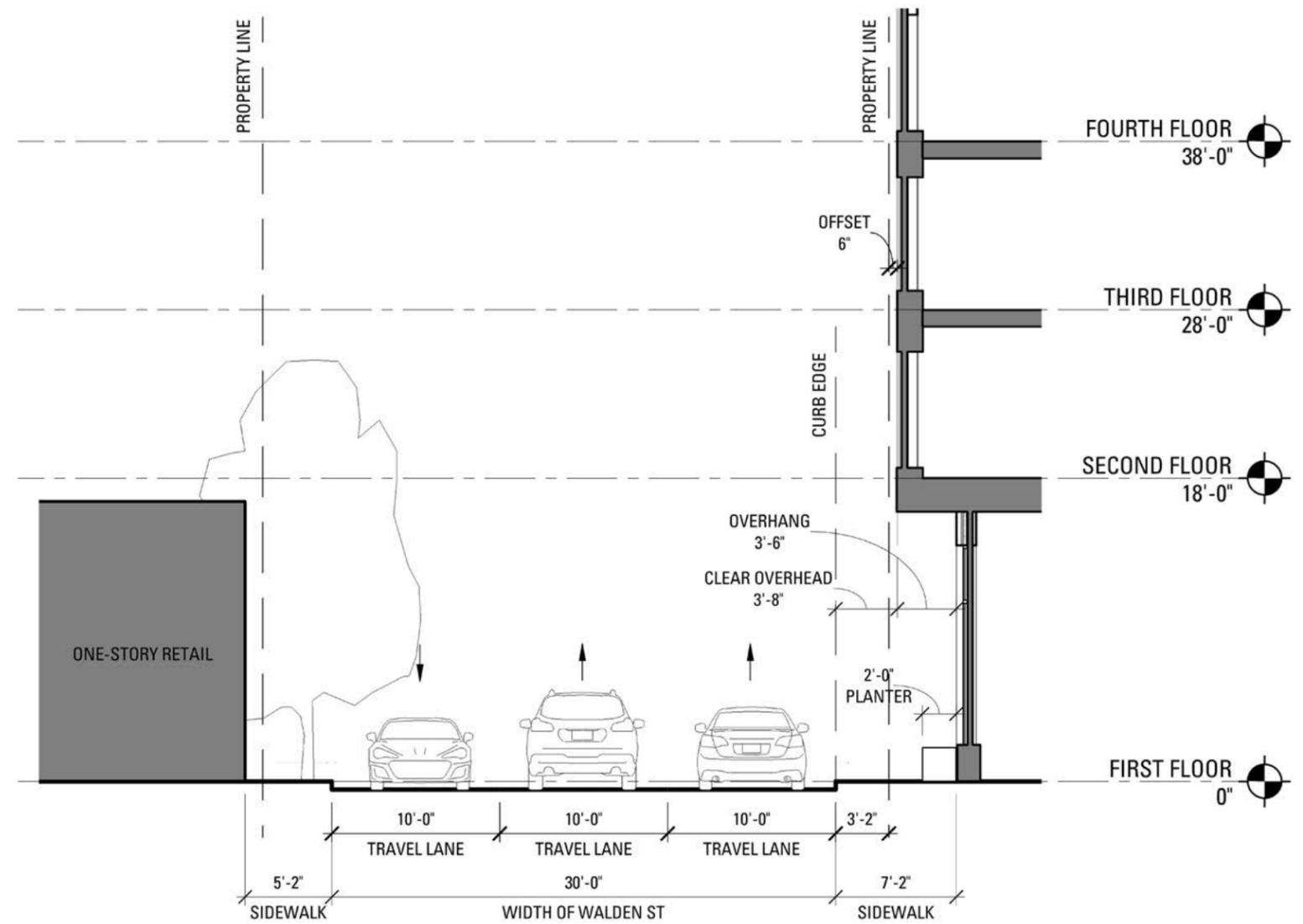
site section - walden st

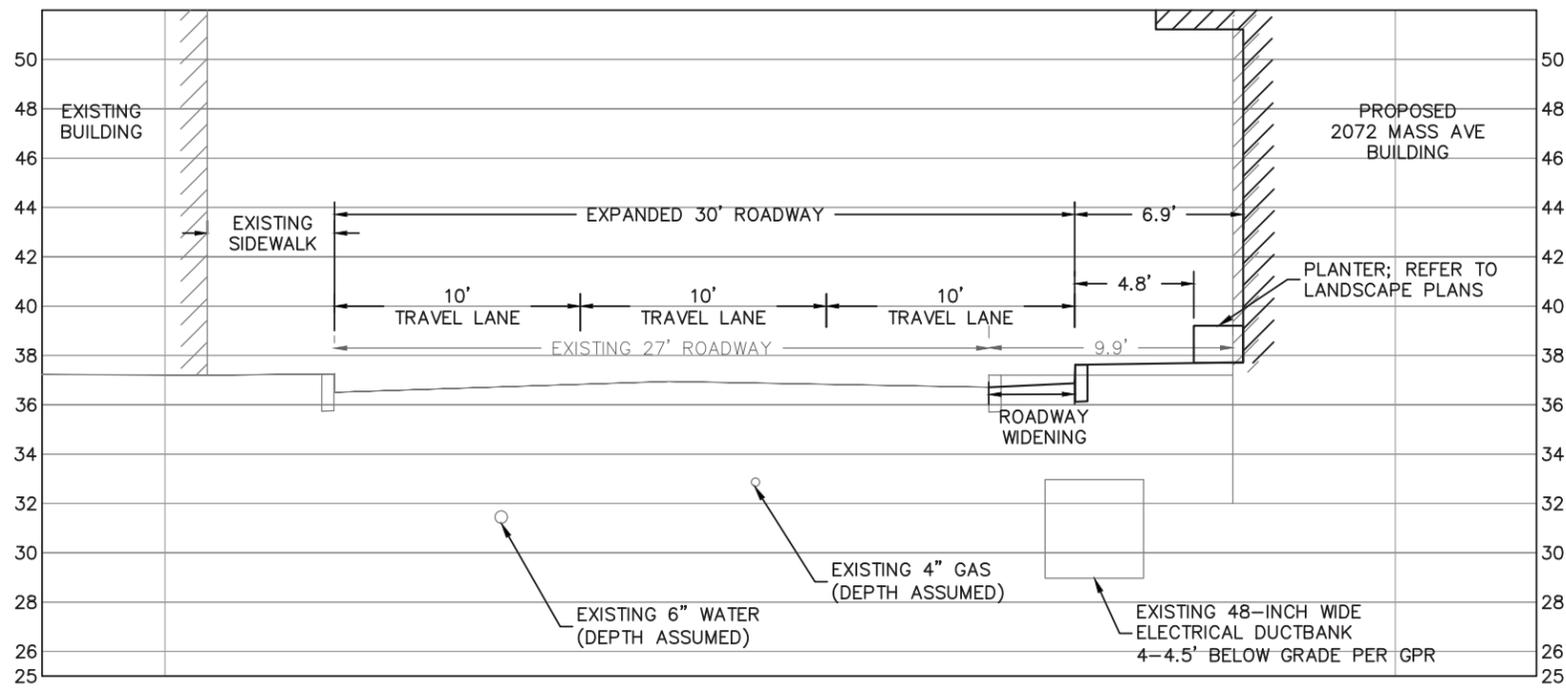
section 11.207.8(d)(vii)

EXISTING

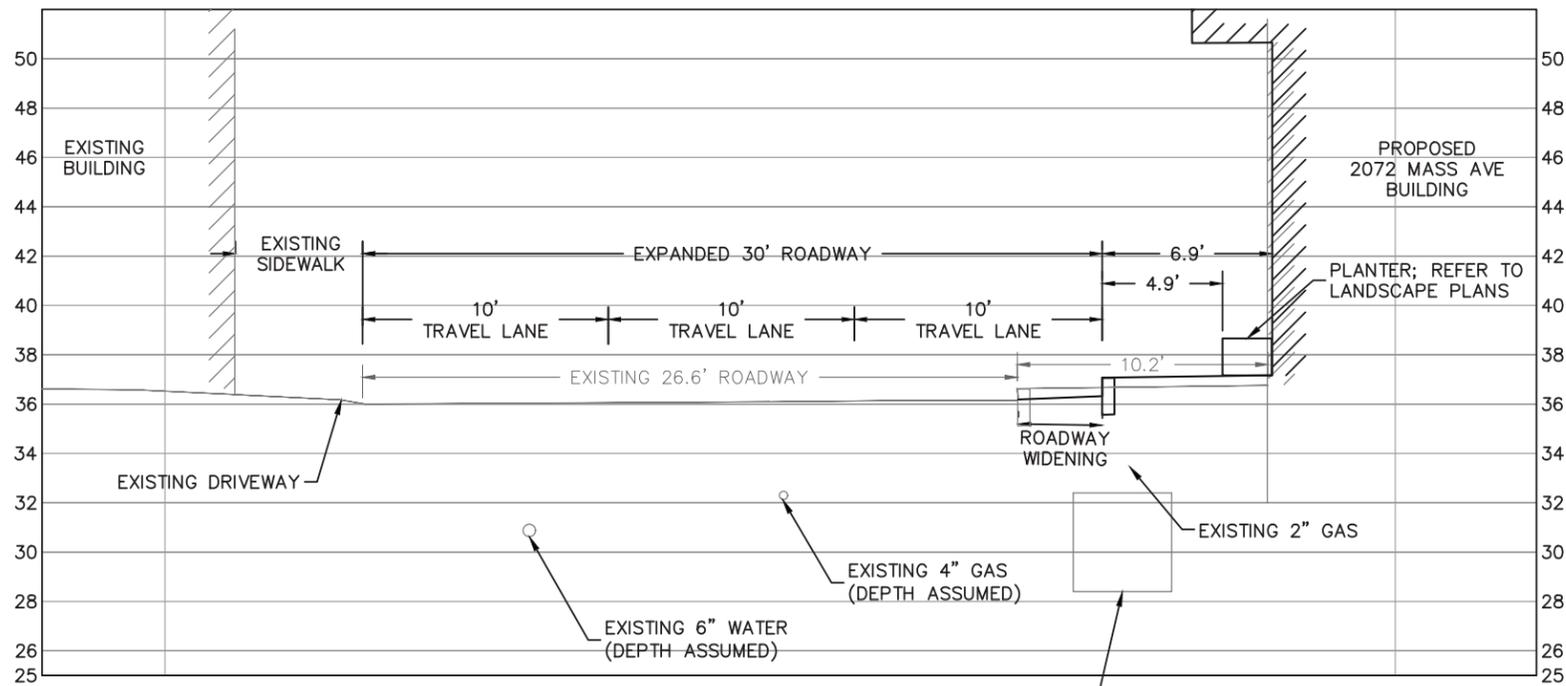


PROPOSED

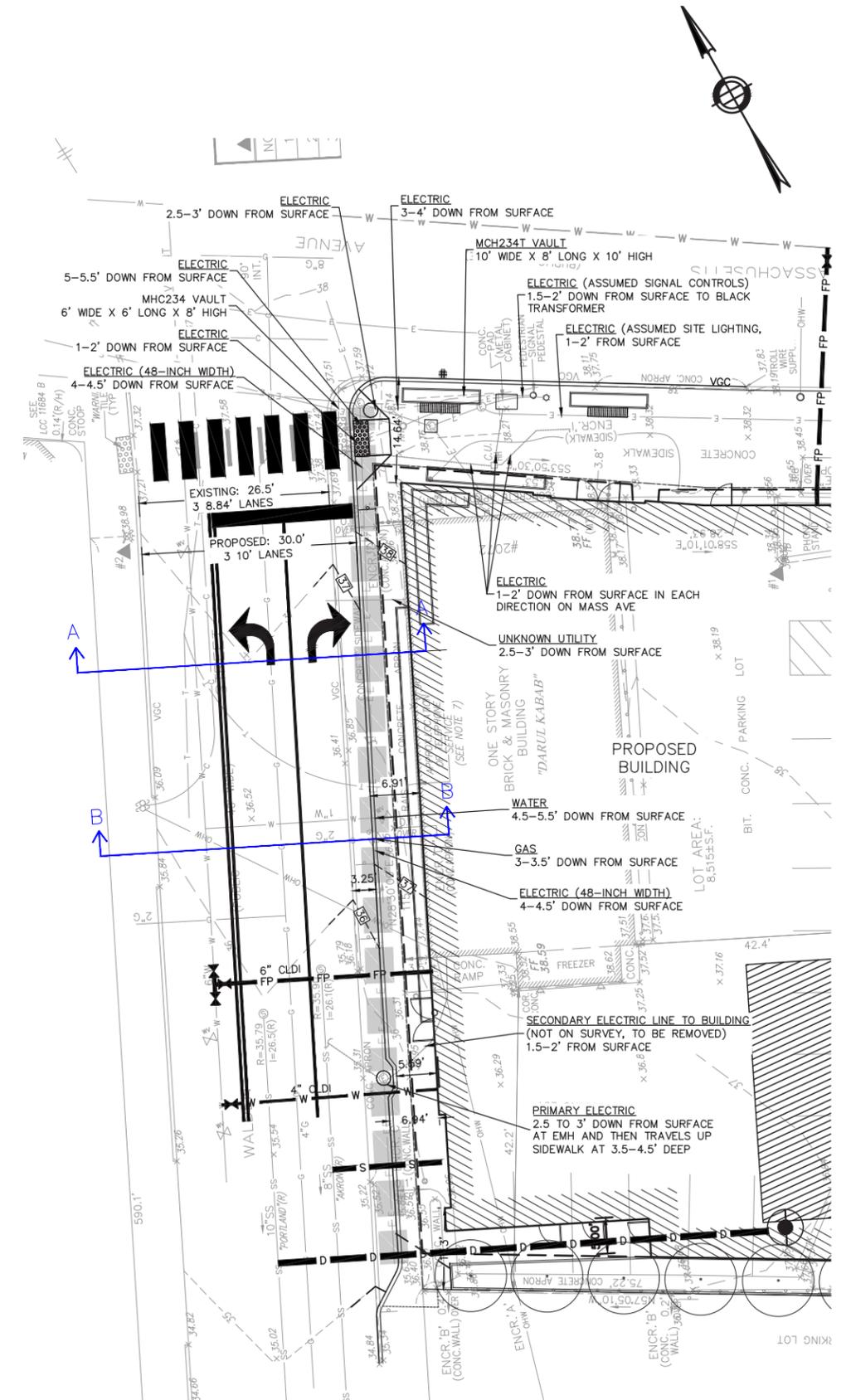




SECTION A-A



SECTION B-B



landscape ground floor plan

section 11.207.8(d)(viii)



SPACE FOR POTENTIAL SEATING ALONG MASS AVE

HIGH PLANTING WITHIN 20' OF PUBLIC SIDEWALK (27 SF)

HIGH PLANTING WITHIN 20' OF PUBLIC SIDEWALK (96 SF)

EXISTING TREE (TO BE PROTECTED)

HIGH PLANTING WITHIN 20' OF PUBLIC SIDEWALK (72 SF)

2 UNDERSTORY TREES WITHIN 20' OF PUBLIC SIDEWALK

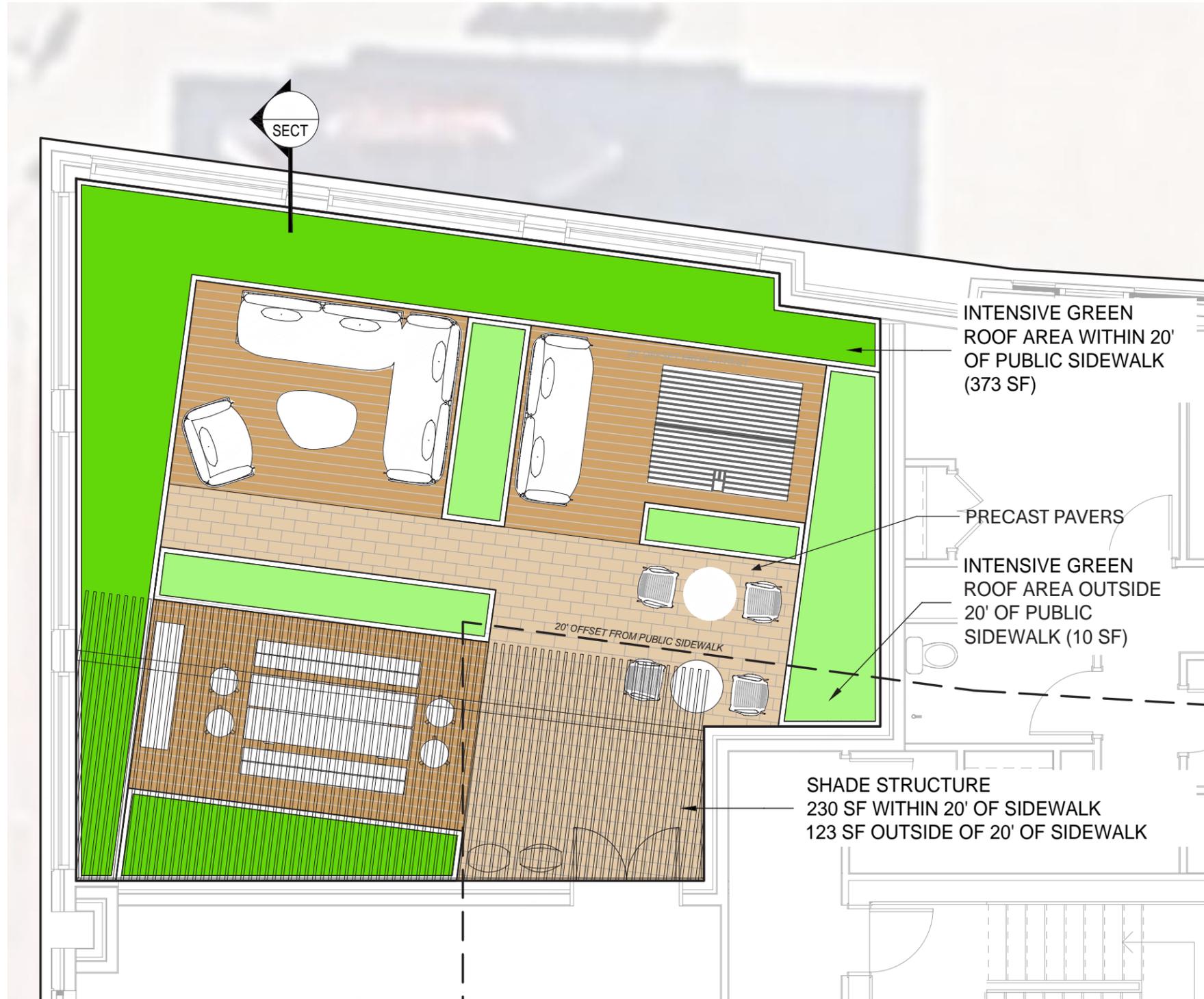
5 UNDERSTORY TREES OUTSIDE 20' OF PUBLIC SIDEWALK

HIGH PLANTING OUTSIDE 20' OF PUBLIC SIDEWALK (287 SF)



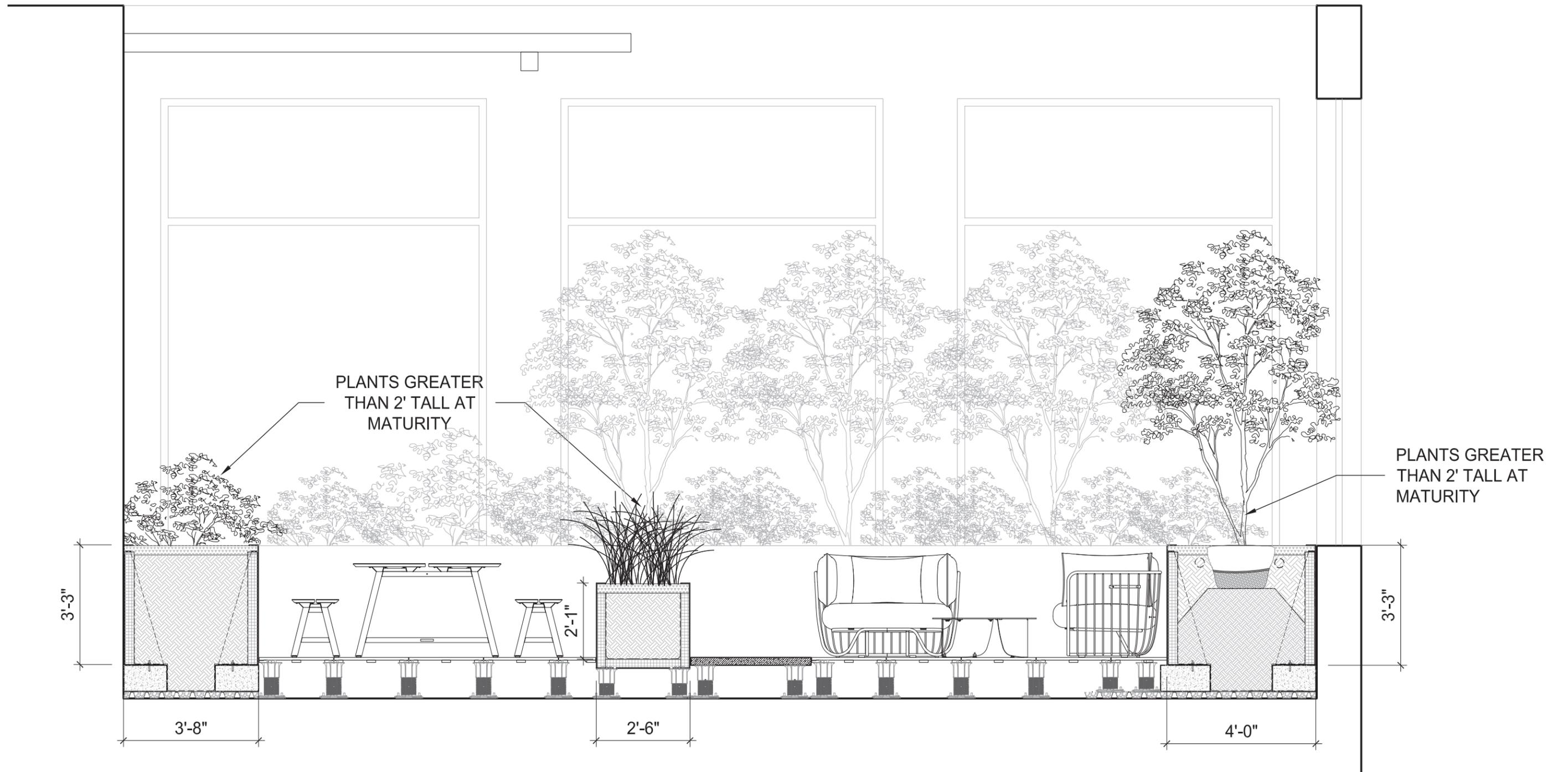
landscape outdoor terrace plan

section 11.207.8(d)(viii)



landscape outdoor terrace section

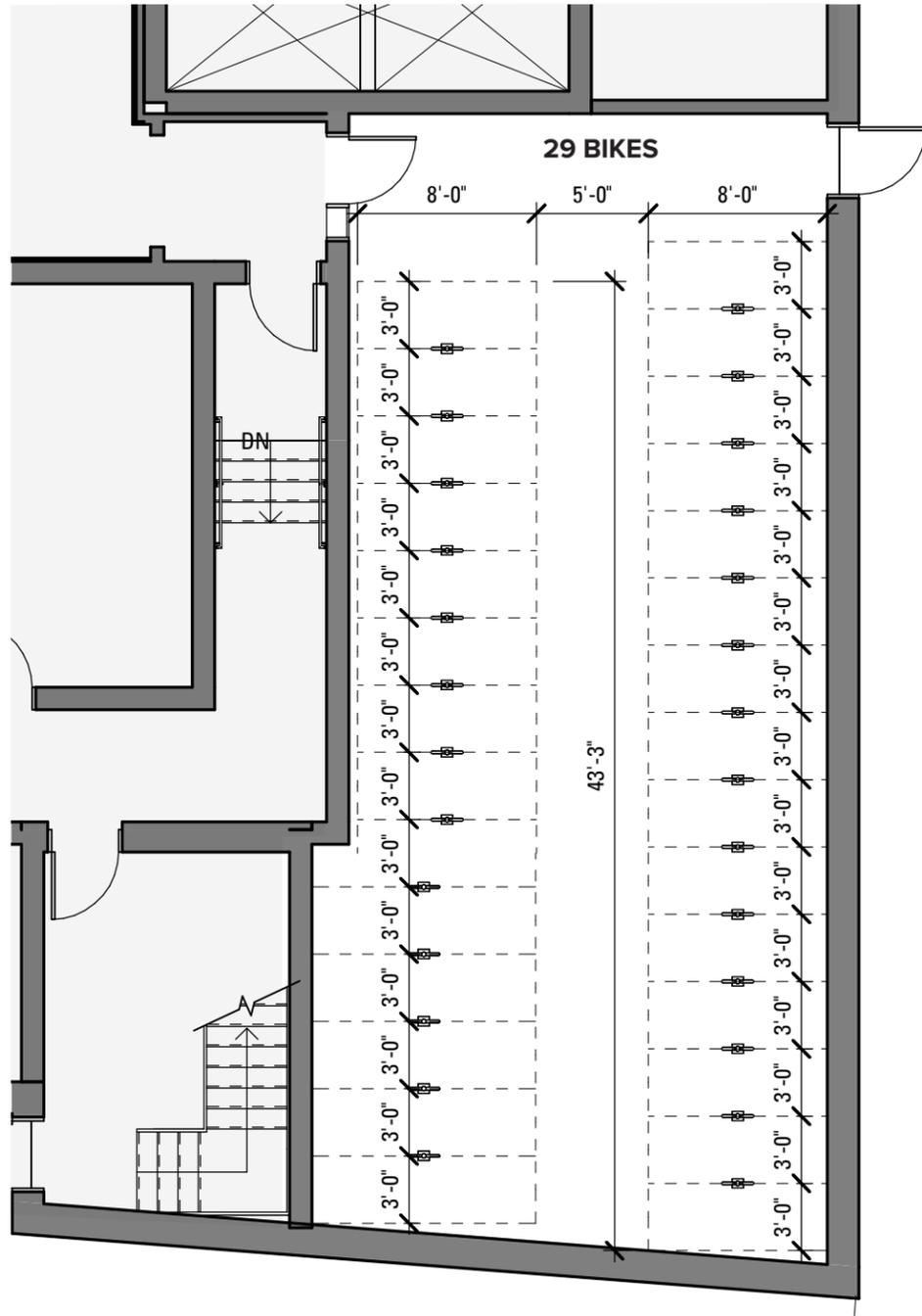
section 11.207.8(d)(viii)



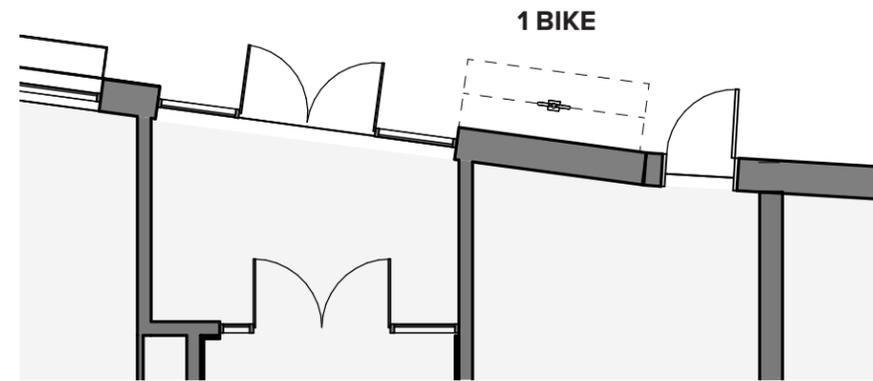
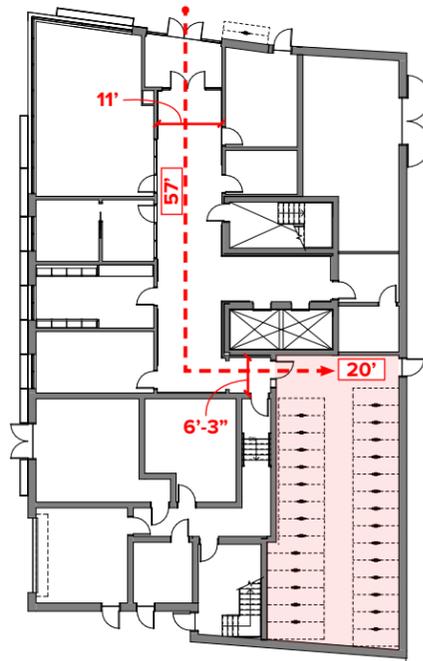
2072 AMENITY ROOF SECTION

bicycle parking facilities plans

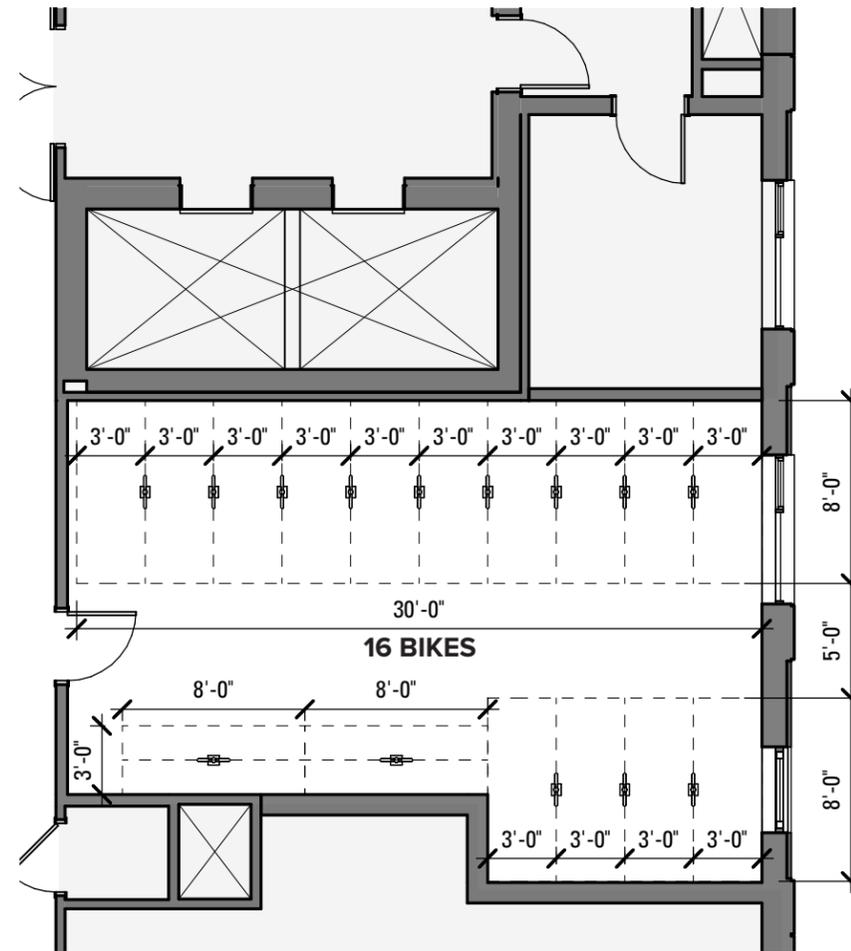
section 11.207.8(d)(ix)



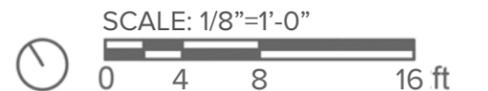
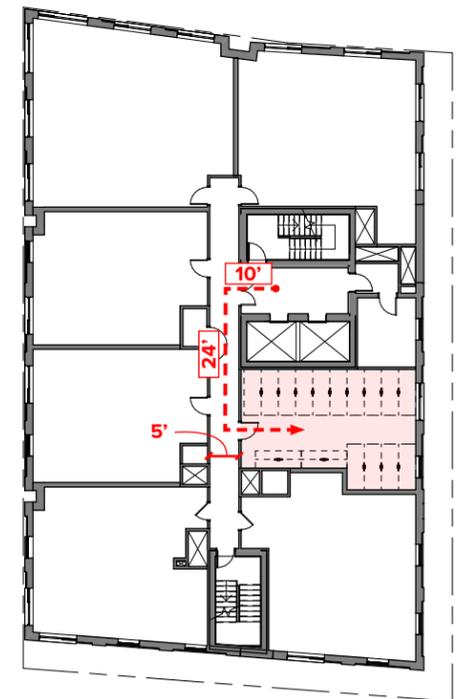
GROUND FLOOR BIKE ROOM



GROUND FLOOR SHORT TERM BIKE PARKING



SECOND FLOOR BIKE ROOM



Representative anticipated materials of proposed façade

section 11.207.8(d)(x)



Frame: GFRC Rainscreen panel

The frame is clad in a light buff colored panel with integral coloring and a patina and texture of a natural material. Joints are expressed at the intersection of the frame.

Infill: Textured Cementitious Panel

The frame is infilled with a ribbed fiber cement panel with an integral coloring in a warm grey color to accent the light color frame. The texture of the panel happens at a small scale and brings shade and shadow to the facade.

Infill: Metal Panel

A metal panel with a matte finish bridges the space between windows within the frame. The color is a warm grey that matches the adjacent window frames and textured infill panel.

Polymer Passive House Type Windows

Operable and fixed windows made from uPVC will be another component of the frame infill. The windows will be a similar warm grey tone, working in tandem with the adjacent infill panels.

Soffit / Ceiling

Exterior soffit and community room ceiling will be wood to match the Mass Timber structure. Exterior soffit will have a clear, weather proof finish.

Exterior Lighting

Recessed exterior lighting in soffit.

Structure: Mass Timber

Mass timber exposed at interiors only.

Brick Masonry

High-quality brick masonry will be used at the ground floor to accentuate the lightness of the glass corner and the frame above.

Aluminum Storefront System

At the ground floor, high-performance aluminum storefront will be used.

Precast Concrete Base

A high-quality and durable precast concrete base wraps the ground floor as the building meets the sidewalk.

photographs of representative materials of proposed façade

section 11.207.8(d)(x)



“Frame” material palette - photo taken up against 678 Mass Ave facade



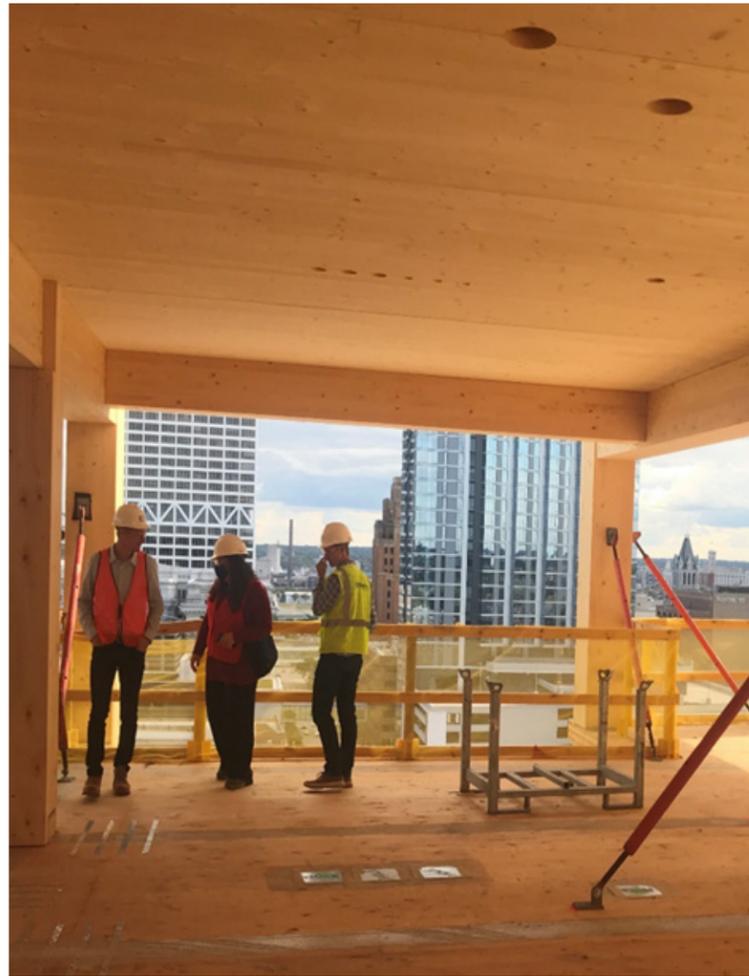
“Infill” material palette



“Frame” material palette - photo taken up against 1789 Mass Ave brick facade

photographs of mass timber materials

section 11.207.8(d)(x)



Mass Timber project under construction



Mass Timber sample residential unit interiors

schematic landscape ground floor representative products and materials

section 11.207.8(d)(x)



Bike Rack



Stone Planters



Metal Planters



Concrete



Proposed Trees: *Acer rubrum* 'Bowhall' (Bowhall Red Maple)



schematic landscape outdoor terrace representative products and materials

section 11.207.8(d)(x)



Small Play Structure



Dining Furniture



Lounge Furniture



Wood Decking



Precast Pavers



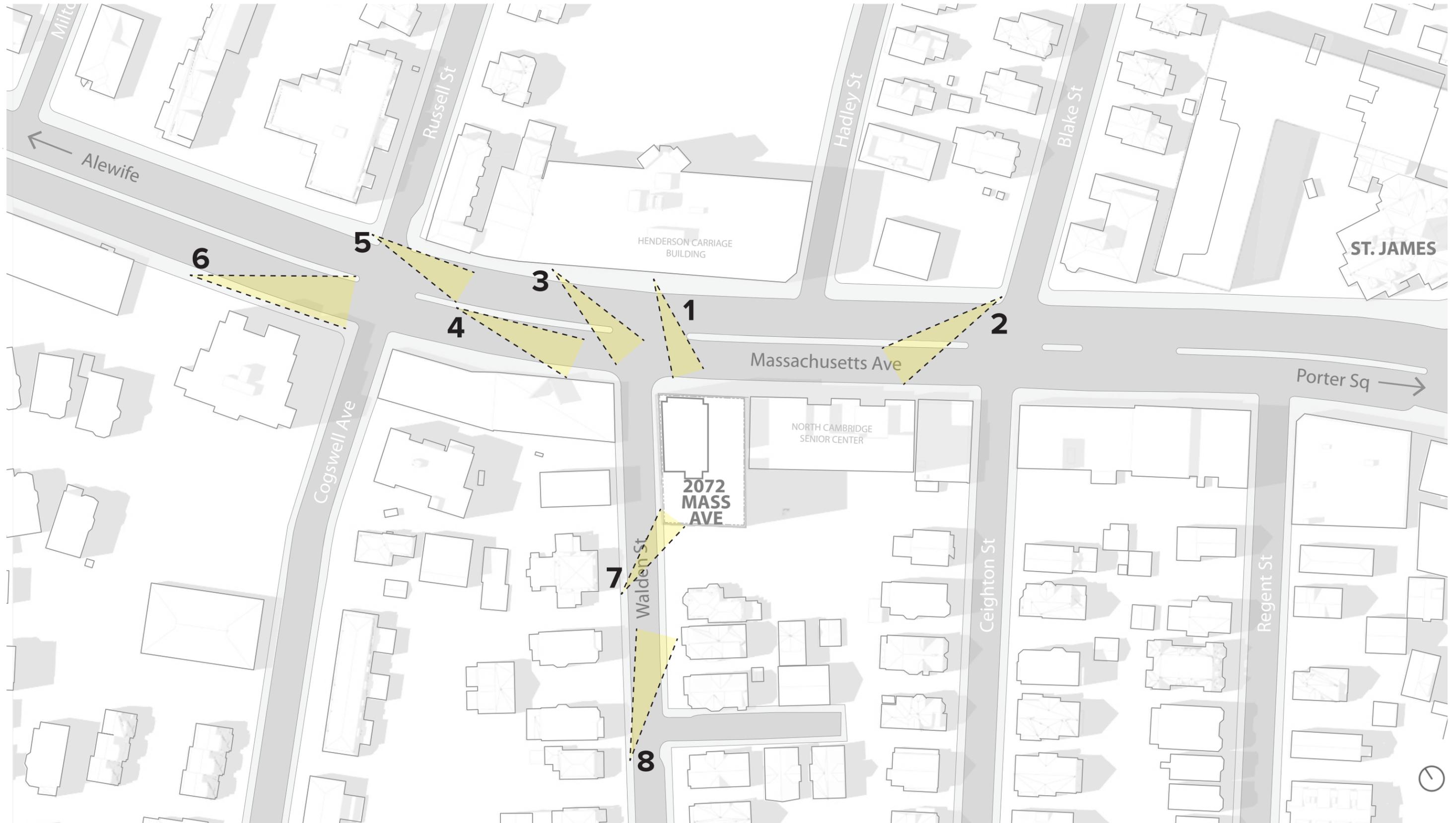
Aluminum Planters



Shade Structure

location of existing site and proposed rendering photographs

section 11.207.8(d)(xi)(xii)



photographs of existing conditions

section 11.207.8(d)(xi)



1



2



3



4



5



6



7



8

schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



2072 Massachusetts Avenue
Cambridge, MA | December 19, 2025

schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



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schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



2072 Massachusetts Avenue
Cambridge, MA | December 19, 2025

schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



2072 Massachusetts Avenue
Cambridge, MA | December 19, 2025

schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



2072 Massachusetts Avenue
Cambridge, MA | December 19, 2025

schematic views, and sketch renderings of proposed conditions

section 11.207.8(d)(xii)



shadow studies
section 11.207.8(d)(xv)

SUMMER SOLSTICE | June 20



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



shadow studies
section 11.207.8(d)(xv)

WINTER SOLSTICE | December 21



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



shadow studies
section 11.207.8(d)(xv)

EQUINOX | March 21 / September 21



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



